

**2018**  
**RENEWABLE ENERGY**  
**REQUEST FOR PROPOSALS**

**Issued:** **January 9, 2018**  
**Responses Due:** **February 2, 2018**  
**5:00 p.m. Pacific Prevailing Time (“PPT”)**

**Bid Event Website:** [www.poweradvocate.com](http://www.poweradvocate.com)

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## **1.0 OVERVIEW**

### **1.1 Purpose and Scope**

Sierra Pacific Power Company d/b/a NV Energy (“SPPC”) and Nevada Power Company d/b/a NV Energy (“NPC”), collectively referred to as “NV Energy” or the “Company” are issuing this 2018 renewable energy request for proposals (“2018 RE RFP” or “RFP”) to interested parties with the intent of SPPC securing proposals for the acquisition of long-term renewable energy resources ranging from 35 MW<sup>1</sup> up to approximately 330 MW in size<sup>2</sup>, together with all associated environmental and renewable energy attributes. All references to 330 MW mean “up to” 330 MW, depending on resource type, or the equivalent of 950 GWh annually. Notwithstanding the above preferred target, NV Energy reserves the right to vary from this target energy quantity based on evaluation of, among other things, price and risk factors of bids that are received.

This RFP bid protocol document sets forth the terms, conditions and directives of the 2018 RE RFP. By responding to this RFP, Bidder agrees to be bound by all the terms, conditions, and other requirements stated under the RFP, including any modifications made to it by NV Energy prior to Bidder’s submission of its proposal(s). Bidders will be notified of any such modifications prior to the proposal submission deadline.

### **1.2 General Renewable Energy Resource Types and Ownership Structures**

NV Energy will consider qualified proposals from Bidders who currently own, are developing, propose to develop, or have rights to develop acceptable renewable energy generating resources with a minimum net power production capacity of 35 MW. Bidders are required to provide proposals for renewable energy together with all associated environmental and renewable energy attributes as a bundled product, in accordance with this RFP bid protocol document. While this RFP is not renewable energy technology-specific, the Company will not consider demand side, energy efficiency, or Nevada portfolio energy credit (“PC”)-only proposals.

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<sup>1</sup> As used herein, MW refers to the nameplate capacity or quantity of capacity, alternating current.

<sup>2</sup> Specifically, this RFP is seeking up to 330 MW for SPPC (35 MW by 2020 and up to 295 MW by 2021). Actual size will be dependent on resource type (i.e. solar, wind, geothermal, etc.).

This 2018 RE RFP is applicable to the purchase of electrical energy from qualifying renewable energy facilities as defined in Nevada Revised Statutes (“NRS”) Sections 704.7315, 704.7811 and 704.7815, and pursuant to Nevada Administrative Code (“NAC”) Sections 704.8831 through 704.8893. NV Energy is seeking proposals that are compliant with existing renewable portfolio standards and that provide resource diversification value at competitive prices. As described in greater detail below, the Company will consider proposals based on a variety of structures and resource types.

Under this RFP, acceptable renewable energy resource types include solar, geothermal, wind, biomass, and biogas technologies, and acceptable ownership structures for long-term renewable energy resources include power purchase agreements, asset purchase agreements for certain existing renewable energy resources, and build transfer agreements.

The 2018 RE RFP requires projects to be capable of delivering energy to serve load in the Company’s retail service territory. (<http://www.oatioasis.com/sppc/>). Bidders may bid a renewable energy resource in the form of any of the products listed in Table 1 below. Certain pro forma agreements relating to acceptable ownership structures for qualifying renewable energy resource types are included as attachments to this RFP bid protocol document.

### **1.3 Battery Energy Storage Systems**

In addition to the 330 MW target energy quantity, NV Energy also will consider supplemental battery energy storage systems (“BESS”) that are eligible for the Investment Tax Credit (“ITC”) and that are associated with Bidder’s proposed renewable energy resource.

BESS system proposals must have a minimum power output of 25 MW for four hours (total of 100 MWh). BESS system proposals in the Sierra Pacific Power territory must have a maximum power output no more than twenty-five percent (25%) of the Generating Facility Capacity as specified in Appendix A of the Large Generator Interconnection Agreement. BESS system proposals in the Nevada Power territory must have a maximum power output of no more than thirty-five percent (35%) of the Generating Facility Capacity as specified in Appendix A of the Large Generator Interconnection Agreement. Bidders need only consider BESS systems as a system capacity resource with a minimum of one hundred fifty (150) and a maximum of three

hundred (300) equivalent cycles per year. For purposes of this RFP, BESS systems are not considered a renewable energy resource or a generating facility.

**1.4 Acceptable RFP Products**

NV Energy is seeking the following products/categories of resources, located in Nevada, as outlined in more detail in Sections 2.8 through 2.10 below:

**Table 1 – RFP Products**

Product	Category	A	B	C
	Bid Option	Renewable <sup>1</sup>	Renewable + Storage <sup>1, 2, 9</sup>	Storage Only <sup>2</sup>
1	PPA	X		
	APA <sup>4, 7</sup>	X		
3	PPA			X
	BTA <sup>5, 8</sup>			X
5	PPA	X	X	
	BTA <sup>4, 5, 7, 8</sup>	X	X	

**Table Footnotes:**

- <sup>1</sup> All renewable energy must include unencumbered PCs.
- <sup>2</sup> NV Energy will consider minimum capacities as stated above with a one to four power to energy (MW:MWh) ratio for energy storage options as capacity replacement.
- <sup>3</sup> Proposed projects must not be currently contracted with NV Energy.
- <sup>4</sup> Only solar, solar with energy storage, wind, or wind with energy storage structures will be considered. Note that the pro forma agreements attached as Attachments D and E are tailored for specific technologies and structures; conforming changes will be required for alternative technologies/structures.
- <sup>5</sup> Proposed projects must be constructed to NV Energy engineering, procurement and construction (“EPC”) standards
- <sup>6</sup> The Large Generator Interconnection Agreement will require action by Bidder to add energy storage. Energy storage dispatch, when paired with renewable energy generation, must not exceed the interconnection agreement’s capacity.
- <sup>7</sup> Renewable energy projects requiring a shared facilities agreement will not be considered.
- <sup>8</sup> Only ITC-eligible energy storage will be considered.
- <sup>9</sup> Pricing under this category will require pricing with and without energy storage.

Bidders are invited to submit multiple proposals, incorporating combinations of the products and categories that allow for cost savings.

The renewable energy resources and/or BESS system options must be integrated into the NV Energy system as a network resource for serving load in NV Energy's balancing authority area. Proposals must allow for one of the following commercial operation dates: (a) on or before December 31, 2020 for at least 35 MW (but optional pricing is also requested for a May 1, 2020 commercial operation date); or (b) on or before December 31, 2021 for up to an additional 295 MW (but optional pricing is also requested for a May 1, 2021 commercial operation date). Proposals that are bid into the 2018 RE RFP must have a point of delivery already identified, and connect directly to NV Energy's system. Bidders must demonstrate, through documentation of the completed process milestones that a Large Generator Interconnection Agreement ("LGIA")<sup>3</sup> is in place or will be in place that allows for the proposed commercial operation date.

Bidders may submit proposals for any acceptable renewable energy resource in the form of a PPA having a term of twenty-five (25) years. For PPA proposals that do not include BESS systems, Bidders are required to submit proposals that include purchase options in favor of NV Energy for the renewable energy resource, including all energy, capacity and associated environmental and renewable energy attributes, which are exercisable (a) at the sixth, tenth, fifteenth and twentieth years following the commercial operation date of the renewable energy resource, and (b) at the end of the term of the PPA. PUCN approval would be required prior to NV Energy exercising any such purchase option. Any PPA for BESS systems shall have a term of ten (10) years, with a cost option for a five (5) year extension. Bidders may also bid any of the other products and structures reflected in Table 1.

## **2.0 GENERAL INFORMATION FOR THE 2018 RE RFP**

### **2.1 General Information**

NV Energy is seeking proposals for renewable energy resources with the target energy quantity set forth in Section 1.1 of this RFP. NV Energy will evaluate the proposals based on

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<sup>3</sup> An LGIA is applicable to facilities with a net generating facility capacity of greater than 20 MW.



pricing relevant to the competitive rates solicited pursuant to this RFP. NV Energy will also evaluate the proposals based on other criteria, including: (a) the greatest economic benefit to the State of Nevada, (b) the greatest opportunity for the creation of new jobs in the State of Nevada, and (c) the best value to NV Energy's customers ; and, (d) the financial stability of the Bidder and the ability of the Bidder to financial back the proposal and any warranty or production guarantee (all subject to the jurisdiction of the United States courts and fully enforceable in United States courts). NV Energy may elect to select less than the product quantity, more than the product quantity, one proposal, multiple proposals or no proposals at all as a result of this RFP.

All proposals submitted to NV Energy pursuant to this RFP become the exclusive property of NV Energy and may be used by NV Energy as it deems appropriate. As part of the RFP process, Bidder will be required to sign a Confidentiality Agreement in the form provided in Attachment A to this RFP. However, Bidders should have no expectation of confidential treatment of the executed agreement(s) which will be submitted to the PUCN and become available to the public.

NV Energy will only consider as confidential those portions of a Bidder's proposal clearly marked "Proprietary and Confidential." Bidders should only mark information as proprietary and confidential that is actually proprietary and confidential. NV Energy will evaluate such marked information and determine, in its discretion, whether or not the information should be deemed as proprietary and confidential. A proposal may be subject to discovery and disclosure in regulatory or judicial proceedings, including those initiated by a party other than NV Energy. Bidders may be required to justify the requested confidential treatment under the provisions of a protective order issued in such a proceeding. NV Energy may disclose proprietary and confidential information in the course of such proceeding without further notice to Bidders as required by law. If required by an order of the PUCN or any other governmental authority, NV Energy may provide the confidential information without prior consultation or notice to Bidders. Such information may also be made available under applicable state or federal laws to regulatory commission(s), their staff(s), and other governmental authorities having an interest or jurisdiction in these matters without further notice to Bidder. The Company also reserves the right to release such information to any contractors for the purpose of providing technical expertise to the Company. Under no circumstances will NV Energy, or any of its affiliates, officers, directors, employees, contractors, consultants, agents or representatives, be liable for any damages resulting from any disclosure of

a Bidder's claimed confidential information, whether such disclosure is made during or after the RFP process.

Bidders will be required to submit bids electronically to the Company using PowerAdvocate, which is accessible via [www.poweradvocate.com](http://www.poweradvocate.com). Accordingly, Bidders are expected to provide a response in each data field represented. The "free text" data field accepts responses that are approximately 1,000 characters. Also, in these fields, Bidders should avoid special formatting and characters, as these can inflate the character count unnecessarily and result in a saving error. In this instance Bidders should simply remove any special characters and formatting, or shorten the answer to save successfully. Bidders should also fill out Excel spreadsheets and provide attachments, to the extent requested by the Company.

## **2.2 RFP Schedule**

NV Energy has established the target schedule for this RFP as shown in Table 2 below. NV Energy reserves the right to amend the target schedule at any time.

**Table 2 – RFP Schedule**

<b>RFP Event</b>	<b>Target Schedule</b>
<b>Issue RFP</b>	01/09/2018
<b>Bids Due</b>	02/02/2018
<b>Initial Shortlist</b>	03/06/2018
<b>Best and Final Pricing</b>	03/09/2018
<b>Final Shortlist</b>	03/26/2018
<b>Negotiations</b>	05/10/2018
<b>Execution of Contract(s)</b>	05/14/2018
<b>PUCN Filing for Approval</b>	06/01/2018
<b>PUCN Approval Timeline (up to 210 Days)</b>	12/28/2018

## **2.3 Registration**

All parties interested in submitting a bid in response to this RFP must complete and submit a Bidders Registration and Contact Information Form located on the website for this RFP, which

can be accessed at [www.nvenergy.com/2018RERFP](http://www.nvenergy.com/2018RERFP). Bid numbers will be self-assigned as directed under Section 3.3. Parties registering for this RFP must include both a primary and alternate point of contact and identify one lead negotiator from your organization who will be available to discuss any questions specific to your proposal.

#### **2.4 Contact Information, Questions, and Answers**

This RFP can be accessed at [www.poweradvocate.com](http://www.poweradvocate.com). *All communications between Bidders and NV Energy regarding this RFP will be done using PowerAdvocate as the messaging system.* Communication through this system will be monitored by the Company. Communications with NV Energy personnel regarding this RFP outside of the PowerAdvocate system is grounds to disqualify a Bidder's submission. Any response submitted by mail, facsimile, or email **will not be accepted**. Questions submitted by Bidders through PowerAdvocate, and Company responses, will be made public and available to all Bidders during the RFP process. At any time during the RFP, a Bidder may log into [www.poweradvocate.com](http://www.poweradvocate.com), download the communications, complete the online datasheets information and upload responses.

NV Energy requires that all questions concerning this RFP be submitted by 1:00 p.m. (PPT) on January 29, 2018. Questions submitted after this time may not be answered.

#### **2.5 Proposal Submittal Instructions**

Submitted proposals must be organized in the manner described in Section 3.0 of this RFP and signed by a representative of Bidder who is duly authorized to submit the offer contained in the proposal on behalf of Bidder. Each proposal should specify the self-assigned bid number (see Section 3.3).

Bidders will be required to submit both parts of the proposal (as detailed in Section 3.0) through PowerAdvocate. Part One of Bidder's proposal, as detailed in Section 3.1 below, will be utilized by NV Energy's credit group in completing a credit review of each Bidder.

In order to consistently analyze responses to this RFP, Bidders are required to prepare their submission within the outlined format. Responses not complying with the format requirements may be considered non-conforming and may be disqualified at the discretion of the Company.

For a proposal to be considered by NV Energy, the proposal must be fully uploaded into PowerAdvocate by 5:00 p.m. (PPT) on February 2, 2018. Proposals received after 5:00 p.m. (PPT)

on February 2, 2018, will not be accepted. Bidders are strongly encouraged to complete forms and begin uploading files hours in advance of the deadline.

## **2.6 Bid Fee**

Each Bidder must submit the required Bid Fee(s) to NV Energy, by certified check or cashier's check made payable to "Nevada Power Company d/b/a NV Energy" (for BESS system projects in southern Nevada) or "Sierra Pacific Power Company d/b/a NV Energy" (for all other projects) at the address listed below. The check must reference the 2018 RE RFP and Bidder's bid number(s). The aggregate Bid Fee (as determined below) for each Bidder must be postmarked within two (2) business days of submitting the proposal(s) in PowerAdvocate. Bidder's proposal(s) will not be considered if Bidder fails to submit timely the required Bid Fee(s).

Address for Delivery of Bid Fee:

NV Energy  
Renewable Energy & Origination, Attention – R. Mitchell  
Mail Stop 13  
P.O. Box 98910  
Las Vegas, Nevada 89151-0001

OR

NV Energy  
Renewable Energy & Origination, Attention – R. Mitchell  
Mail Stop 13  
6226 W. Sahara Avenue  
Las Vegas, NV 89146

The required amount of the Bid Fee for each Proposal is as follows:

- (1) \$10,000 if the nameplate capacity of the generating facility is equal to or greater than 100 MW;
- (2) \$5,000 if the nameplate capacity of the generating facility is less than 100 MW and greater than or equal to 35 MW; and
- (3) \$5,000 for any BESS system submittal regardless of whether it is a proposal for a stand-alone system or part of a proposal for a new renewable energy resource.

A total of two (2) pricing options may be submitted for a single proposal under the same Bid Fee. This accommodation is strictly for pricing options/variations (e.g. different initial product

pricing, different price escalators, fixed pricing, etc.), and all other terms of the proposal must be identical (e.g. no differences in project size, term length, COD date, contract terms, contracting parties, technology, etc.). A separate Attachment G must be submitted for each pricing variation/option. If a BESS system is proposed along with a new renewable energy resource, include both on one Attachment G. Follow the proposal numbering and file naming convention in Section 3.3 of this RFP bid protocol document (e.g., the proposal number for the initial Attachment G would be 1.0, and the second pricing variation/option for the same proposal would be 1.1).

The Bid Fees will be used to cover the costs incurred by NV Energy in analyzing the proposals, including the costs of any technical consultants. Any such costs that are not covered by the Bid Fees will be recovered through fees assessed on Bidders of successful proposals (the “Success Fees”). The Success Fees will be determined by NV Energy once the final amount of Bid Fees and Company costs are known, provided that in no event will a Success Fee exceed \$250,000 per successful proposal.

**THE BID FEE IS NON-REFUNDABLE. AFTER SUBMISSION OF BIDDER’S PROPOSAL, THE BID FEE WILL NOT BE REFUNDED UNLESS THE PROPOSAL IS WITHDRAWN PRIOR TO THE SUBMITTAL DUE DATE, THE PROPOSAL DOES NOT MEET THE MINIMUM ELIGIBILITY REQUIREMENTS AND THAT DEFICIENCY CANNOT BE CURED, OR THE PROPOSAL IS REJECTED FOR ANY OTHER NON-CONFORMANCE PRIOR TO COMMENCEMENT OF THE SHORTLISTING ANALYSES.**

### **2.7 Minimum Eligibility Requirements for Bidders**

In addition to meeting the proposal organization requirements in Section 3, all Bidders must comply with certain minimum eligibility requirements to have their proposals considered in this RFP. Any proposal submitted in response to this RFP will be deemed non-conforming, and may be rejected by NV Energy, as a result of any of the following:

- a) Failure to submit the full proposal in PowerAdvocate by the due date and time.
- b) Any of Bidder, its proposed prime contractor, or any material subcontractor has an Occupational Safety and Health Administration recordable incident rate greater than 1.5 in the last five (5) years or has had any fatalities on projects in the last three (3) years. Please provide relevant supporting documentation.

- c) Failure to permit disclosure of information contained in the proposal to (i) NV Energy's employees, contractors, consultants, agents or representatives, (ii) relevant regulatory authorities and other governmental authorities, or (iii) non-bidding parties that are party to regulatory proceedings, under appropriate confidentiality agreements.
- d) Bidder fails to demonstrate adequate site control for the proposed project, as evidenced through title, lease agreement, right-of-way, or easement issued by the fee owner or the applicable state or federal land resource agency.
- e) Any attempt to influence NV Energy in the evaluation of the proposals outside the solicitation process.
- f) Any failure to disclose the real parties in interest in the proposal submitted.
- g) Bidder, or any affiliate of Bidder, either (i) is in current litigation or arbitration with NV Energy or an affiliate of NV Energy, with the dispute having an amount in controversy in excess of one million dollars, (ii) has, in writing, threatened litigation against NV Energy or an affiliate of NV Energy, with the threatened dispute having an amount in controversy in excess of one million dollars, or (iii) is currently adverse to NV Energy in any material regulatory proceeding before the PUCN or any other governmental authority, without regard to the amount in controversy.
- h) Proposal has failed to specify all pricing terms.
- i) Bidder fails to address satisfactorily both the price and non-price factors, as discussed in more detail in Section 6 of this RFP.
- j) Collusive bidding or any other anticompetitive behavior or conduct.
- k) Bidder or project being bid is involved in bankruptcy or other insolvency-related proceedings.
- l) Failure of Bidder's authorized officer to sign the proposal.
- m) Failure to provide a copy of Bidder's executed Voluntary Consent submitted to the transmission provider, in the form provided in Attachment B of this RFP, if applicable.
- n) Any matter materially impairing Bidder, its proposed prime contractor, any major subcontractor or the project itself, including any matters impairing the output of the generating resource or its energy or environmental attributes.
- o) Failure to adhere to Approved Vendors List.
- p) For wind: failure to provide one year of viable wind data utilizing at least two anemometers for any wind project to support capacity factors submitted and failure to provide a third party wind study or equivalent to support the expected capacity factor of the project.
- q) For geothermal: failure to provide a minimum of one production well and one injection well flow results to support the viability and amount of the geothermal resource submitted.
- r) For solar: failure to provide Tier 1 solar panel manufacturer resource and technology with a financeable third party report to support the expected capacity factor.

- s) For biomass: failure to provide a letter of intent with a biomass fuel source for a period of ten (10) years or greater.
- t) For biogas: failure to provide a resource assessment report. Report to include at a minimum, history of landfill, total volume permitted, volume filled, estimated closure date, organic fraction of the municipal solid waste, moisture levels, temperature and pH of the waste, future waste receipt, increase or decrease and average rainfall in the area.
- u) For BESS systems: failure to demonstrate qualification for the ITC, failure to meet all requirements identified in Table 1, failure to identify the renewable energy resource, or failure to provide detailed description of required shared facilities with the associated renewable energy project (BESS-only proposals).
- v) Failure to provide evidence of adequate development rights, including water rights and associated calculations demonstrating adequate water requirements, permits and information regarding water sources and well systems to support construction and operational phases for each resource. Bidders will also provide all executed contracts or other such documentation (example, water transmission plans, private transactional documents to support the required water rights, etc.).
- w) Failure to provide cash flow values required during the development, construction, and operations phase for each resource, including, with respect to build transfer agreements, values and schedules for the EPC Agreement and O&M Agreement.
- x) Failure to submit an acceptance of the applicable pro forma agreement(s) as written, or a comprehensive mark-up, including comments and revisions, to the applicable pro forma agreement(s) and related exhibits. See Section 3.2.10 for further information.
- y) Failure to comply with or satisfy any other requirements specified in this RFP or any attachments hereto, including any requirements in connection with the pro forma agreements and any exhibits thereto.

Evaluation of proposals will follow the process discussed in Section 6. Evaluations to determine the final shortlist of Bidders are targeted to be completed as specified in Section 2.2. NV Energy may choose to engage the final shortlist of Bidders in further discussions and negotiations. Any such discussion or negotiation may be terminated by NV Energy at any time for any reason.

## **2.8 Proposal for Power Purchase Agreement**

NV Energy will consider qualifying proposals to enter into power purchase agreements for renewable energy resources and/or BESS systems (“PPAs”) in accordance with the requirements of Table 1 and in the form attached as Attachment C to this RFP.

Any proposed PPA for renewable energy resources shall have a term of twenty-five (25) full contract years and, for PPA proposals that do not include BESS systems, the PPA shall include purchase options in favor of NV Energy that are exercisable (a) in the sixth, tenth, fifteenth and twentieth years following the commercial operation date of the renewable energy resource, and (b) at the end of the term of the PPA. Bidder's proposal must contain the required documentation listed in Attachment G and any proposed changes to the pro forma PPA attached as Attachment C. Bidder's proposal must also contain documentation of the completed process milestones, including demonstrating that a LGIA is in place or will be in place that allows for the proposed commercial operation date of the renewable energy resource. For purposes of this RFP, in determining the levelized cost of energy ("LCOE") of the proposed renewable energy resource, NV Energy will include the transmission network upgrade costs identified in the LGIA that are to be borne by NV Energy. If those network upgrade costs have not yet been determined by the transmission provider, Bidder will estimate such costs for purposes of determining the LCOE. For projects located in southern Nevada, transmission system losses and One Nevada transmission line available capacity will be considered for both feasibility and pricing evaluations.

As noted above, NV Energy also will consider qualifying proposals to enter into PPAs for BESS systems (either as a stand-alone system or in connection with a proposal for a new renewable energy resource) in accordance with the requirements of Table 1 and in the form attached as Attachment C to this RFP. Any proposed PPA for BESS systems shall have a term of ten (10) years, with a cost option for a five (5) year extension. Bidder's proposal must contain the required documentation listed in Attachment G and any proposed changes to the pro forma PPA attached as Attachment C. Bidder's proposal must also contain documentation of the completed process milestones, including demonstrating that a LGIA is in place or will be in place that allows for the proposed commercial operation date of the BESS system. For purposes of this RFP, in determining the levelized cost of energy storage ("LCOS") of the proposed BESS system, NV Energy will use a one to four power to energy (MW:MWh) ratio as noted in Table 1. For projects located in southern Nevada, transmission system losses and One Nevada transmission line available capacity will be considered for both feasibility and pricing evaluations.

Project development security, if applicable, and operating security will be required from Bidders based on the nameplate capacity of the renewable energy resource contained in Bidder's



proposal(s). Project development security amounts and operating security amounts are non-negotiable. The project development security, if applicable, shall be due within five (5) business days after countersignature of the PPA by NV Energy. The operating security shall be due and payable on the earlier of (a) the commercial operation date of the renewable energy resource and (b) countersignature of the PPA by NV Energy (if the renewable energy resource is then in commercial operation).

**Any proposal made for the sale of renewable energy and associated environmental and renewable energy attributes, or the sale of capacity from a BESS system, must be made by Bidder with the understanding that the pro forma PPA attached as Attachment C to this RFP will be the basis for any definitive agreement between Bidder and NV Energy, and the proposal pricing must reflect the terms and conditions set forth in the pro forma PPA.**

## **2.9 Proposal for Asset Purchase Agreement**

NV Energy will consider qualifying proposals to enter into asset purchase agreements (“APAs”) for the sale of existing renewable energy resources in accordance with the requirements of Table 1 and in the form attached as Attachment D to this RFP. Bidders should note the requirement in Table 1 that any renewable energy resource proposed by a Bidder under this category must not be currently contracted with NV Energy. Bidder’s proposal must contain the required documentation listed in Attachment G and any proposed changes to the pro forma APA attached as Attachment D. For purposes of this RFP, in determining the LCOE of the proposed existing renewable energy resource, NV Energy will include its resource integration costs. For projects located in southern Nevada, transmission system losses and One Nevada transmission line available capacity will be considered for both feasibility and pricing evaluations.

**Any proposal made for the sale of an existing renewable energy resource and associated environmental and renewable energy attributes must be made by Bidder with the understanding that the pro forma APA attached as Attachment D to this RFP will be the basis for any definitive agreement between Bidder and NV Energy, and the proposal pricing must reflect the terms and conditions set forth in the pro forma APA.**

## **2.10 Proposal for Build Transfer Agreement**

NV Energy will consider qualifying proposals to enter into build transfer agreements (“BTAs”) for new renewable energy resources in accordance with the requirements of Table 1 and in the form attached as Attachment E to this RFP. Bidders should note the requirement in Table 1 that the applicable new renewable energy resource must be constructed to NV Energy’s Engineering, Procurement and Construction standards. Bidder’s proposal must contain the required documentation listed in Attachment G and any proposed changes to the pro forma BTA attached as Attachment E. For the purposes of this RFP, in determining the LCOE of the proposed new renewable energy resource, NV Energy will include its resource integration costs and the transmission network upgrade costs identified in the LGIA that are to be borne by NV Energy. If those network upgrade costs have not yet been determined by the transmission provider, Bidder will estimate such costs for purposes of determining the LCOE. For projects located in southern Nevada, transmission system losses and One Nevada transmission line available capacity will be considered for both feasibility and pricing evaluations. All applicable security provisions are listed in the applicable pro forma agreement and associated attachments and exhibits.

As noted above, NV Energy also will consider qualifying proposals to enter into separate, stand-alone BTAs for BESS systems in accordance with the requirements of Table 1 and in the form attached as Attachment E to this RFP (as modified for a stand-alone BESS system). Bidders should note the requirement in Table 1 that the BESS system must be constructed to NV Energy’s Engineering, Procurement and Construction standards, where applicable. Bidder’s proposal must contain the required documentation listed in Attachment G and any proposed changes to the pro forma BTA attached as Attachment E (as modified for a stand-alone BESS system). Bidder’s proposal must also contain documentation of the completed process milestones, including demonstrating that a LGIA is in place or will be in place that allows for the proposed commercial operation date of the BESS system. For purposes of this RFP, in determining the LCOS of the proposed BESS system, NV Energy will use a one to four power to energy (MW:MWh) ratio as noted in Table 1. For projects located in southern Nevada, transmission system losses and One Nevada transmission line available capacity will be considered for both feasibility and pricing evaluations.

**Any proposal made for the sale of a new renewable energy resource and associated environmental and renewable energy attributes, or the sale of capacity from a BESS system, must be made by Bidder with the understanding that the pro forma BTA attached as Attachment E to this RFP will be the basis for any definitive agreement between Bidder and NV Energy, and the proposal pricing must reflect the terms and conditions set forth in the pro forma BTA.**

### **2.11 NV Energy Security and Approvals**

PLEASE NOTE THAT NV ENERGY WILL NOT POST SECURITY TO SUPPORT ITS OBLIGATIONS UNDER ANY DEFINITIVE AGREEMENT. BIDDERS WHO WILL REQUIRE SUCH SECURITY FROM NV ENERGY SHOULD NOT SUBMIT A PROPOSAL UNDER THIS RFP.

NV Energy reserves the right to update, modify, or revise any or all of the terms and conditions contained in the pro forma agreements attached to this RFP. If a definitive agreement is reached with a Bidder, the agreement will be contingent on the approval of the PUCN and other governmental authorities, as required. NV Energy reserves the right to assign a definitive agreement, or assign or delegate any of its rights and obligations under a definitive agreement, in accordance with the assignment provisions contained in the applicable pro forma agreements attached to this RFP.

### **2.12 Performance and Reliability Standards**

The performance and reliability standards for this RFP are incorporated or referenced in the pro forma agreements attached to this RFP. The Company is seeking performance and reliability standards that will, at a minimum, meet the compliance requirements set forth in NAC Sections 704.8777 through 704.8793, and provide the most value to NV Energy's customers by ensuring the resource is meeting load and is able to provide Nevada portfolio credits to meet its compliance requirements. Such performance and reliability standards are similar to those that NV Energy has required in prior renewable energy resource RFPs but have been updated to address changes in market circumstances and consistency in contract administration, all with the intent to ensure NV Energy's customers are afforded reliable and cost-effective energy resources.

### 3.0 SUBMITTAL PREPARATION INSTRUCTIONS

All proposals must comply with the requirements specified in this Section. Specifically, Bidders must organize their written proposals according to the format specified in this [Section 3](#), and must provide all applicable information required in [Sections 3.1.1](#) through [3.2.11](#). In addition, all proposals must be submitted in accordance with the requirements set forth in [Section 2.5](#) of this RFP.

#### **General Organization of the Proposal**

All proposals must contain the following information and, to facilitate timely evaluation, must be organized as indicated below. The sections of the proposals must be as follows:

##### **Part One**

- 3.1.1. Cover Letter
- 3.1.2. Bidder Information

##### **Part Two**

- 3.2.1 Executive Summary
- 3.2.2 Technical Information
- 3.2.3 Transmission
- 3.2.4 Resource Supply
- 3.2.5 Assurance of Generating Equipment Supply
- 3.2.6 Facility Operation and Maintenance Plan
- 3.2.7 Project Schedule
- 3.2.8 Project Execution Plan
- 3.2.9 Financing Plan
- 3.2.10 Contract Terms and Conditions
- 3.2.11 Environmental Plan
- 3.2.12 Other Information (may be provided in written proposal or as appendices)

**Proposals that do not conform to the directives of this RFP bid protocol document may be eliminated for non-conformance at the sole discretion of NV Energy.** All proposals should include complete responses to the parts set forth above in addition to the information provided in the relevant RFP attachments. Supporting documentation for these sections may be included separately as appendices by providing clear references to the sections concerned. Section titles should match those listed above.

If submitting a document as a separate file, the document name/reference must be stated in the written proposal (see file naming convention under [Section 3.3](#)). As an alternative, the

document may be included as an appendix/attachment at the end of the written proposal, and should also be referenced within the body of the written proposal.

Supporting documentation in the form of an official document (e.g. permits, studies, applications, etc.) may be submitted as a comprehensive listing, in spreadsheet format, summarizing the pertinent aspects of the required documents. Please specify whether or not approvals have been obtained or applied for.

### **3.1 Part One of Proposal**

#### **3.1.1 Cover Letter**

The cover letter must include all signatures necessary to approve and submit Bidder's proposal by one or more representatives<sup>4</sup> having the authority to contractually commit Bidder to Bidder's offer(s) provided in the proposal. Additionally, the cover letter must also include the following declaration:

“**[Insert legal name of Bidder]** (the “Bidder”) acknowledges receipt of NV Energy's 2018 Renewable Energy Request for Proposals on January 9, 2018. Bidder makes the following representations to NV Energy:

1. All of the statements and representations made in this proposal are true to the best of Bidder's knowledge and belief;
2. Bidder possesses or will possess all necessary land rights for sufficient site control to undertake development of the project as set forth in the proposal;
3. Bidder possesses or will possess all necessary water rights for construction and ongoing maintenance of the project through the term of the agreement.
4. Bidder has obtained, or can demonstrate how it will obtain, all necessary authorizations and approvals that will enable Bidder to commit to the terms provided in this proposal;

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<sup>4</sup> If the proposal is being bid under a partnership, the partnership must be fully established prior to submission of a proposal under this RFP. Each partner shall be bound to comply with the terms of this RFP and the proposal. The signature of each partner must be included on the cover letter, along with their contact information (i.e. company name, phone number, email address, etc.). The proposal must include evidence documenting the legal and binding partnership, otherwise the proposal will not be accepted.

5. This proposal pertains solely to energy, including environmental and renewable energy attributes, from a renewable energy system. The renewable energy system will meet the requirements of NRS § 704.7315, § 704.7811 and § 704.7815; and NAC § 704.8831 to 704.8893; and the generating facility is or will be qualified as a renewable energy system in accordance with NRS §704.7801 to 7828; and the associated regulations promulgated by the PUCN;
6. Bidder and its legal counsel have reviewed the pro forma agreement(s), and Bidder's provided mark-up(s) of the applicable pro forma agreement(s) reflect all of the now known issues that Bidder may have, or revisions that Bidder intends to request, with respect to the applicable pro forma agreement(s); and
7. This proposal is a firm and binding offer, for a period of at least 220 days from [insert date of letter/bid submittal].”

### **3.1.2 Bidder Information**

In this Section Bidder should provide the following information:

- Profile of Bidder's organization and its ownership structure (including direct ownership and ultimate parent company, which can be in the form of a diagram);
- Description (including nameplate, gross and net capacities) of generating facilities and BESS systems, if applicable, that are owned or operated by Bidder and currently in service;
- Description (including total nameplate, gross and net capacities) of generating facilities and BESS systems, if applicable, that have been successfully developed, constructed, and placed into commercial operation by Bidder (and not otherwise set forth in response to the above request);
- Description (including nameplate, gross and net capacities) of generating facilities and BESS systems, if applicable, of the same technology proposed in the proposal which are currently in service and owned or operated by Bidder;
- Bidder's Nevada contractor's license information;
- Bidder's pertinent experience in Nevada and adjacent states; and

- Any current litigation that Bidder, or any of its subsidiaries (including any off-balance sheet entities in which Bidder has an interest) is involved in regarding an energy generating facility or an energy supply contract.

As evidence of financial capability to carry out its obligations explicitly articulated or implied in the proposal, the following information must also be included in this Section of the proposal for Bidder's company, any parent company and any partners<sup>5</sup> involved with the generating facility or BESS system proposed in the proposal:

- Current bond ratings, if any;
- Current rating agency ratings or reviews, if any;
- Audited financial statements and footnotes from the last three (3) years;
- Plan for financing the proposed project (government, private, self-funded, etc.) and general description of status; and
- Other financial information that would be necessary for NV Energy's evaluation.
- If a guarantee is support is to be provided by an affiliate of the Bidder that affiliate must provide a guarantee that is enforceable in the United States.

NV Energy's Credit Department will analyze the required financial criteria to determine, in its sole discretion, Bidder's financial capability to successfully implement its proposal, and may require the provision of credit support in connection with the definitive agreements.

## **3.2 Part Two of Proposal**

### **3.2.1 Proposal Executive Summary**

The Executive Summary should highlight the content of the proposal and features of the offer broken down by resource and site. Each resource and site description must include the commercial operation date, the amount of energy being offered, the type of energy being offered (e.g., wind, solar, geothermal, etc.), a general description of the pricing proposal, the status of interconnection, a summary description of the transmission interconnection and service path for the project to connect to the NV Energy transmission system, water rights, status of environmental permitting, and whether the generating facility is currently operational, in construction, or in

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<sup>5</sup> See footnote under Section 3.1.1.

development. In addition, this section should identify any material government incentives that are being sought in connection with the proposal.

### **3.2.2 Technical Information**

Bidders must provide technical information regarding the proposal as described below. To be considered a conforming proposal, Attachment G must be completed in its entirety and in accordance with the corresponding instructions. If the project is bid using photovoltaic (“PV”) technology, the plant capacity and pricing should reflect the facility’s AC MW rating.

Responses under the Non-Price Input worksheet of Attachment G are to be concise with details provided in Part Two of the proposal. Column E of the worksheet should include proposal page/section references where the detailed information is located, as applicable.

Bidder must provide the following information describing the generating facility (as further described in Sections 3.2.2.1 through 3.2.2.5):

- Facility Description
- Site and Route Characteristics and Demonstrated Site Control
- Environmental Compliance Plan and Land Permitting
- Construction and Operating Permits
- Benefits of the Generating Facility and/or BESS Systems to Nevada

#### **3.2.2.1 Facility Description**

Bidder must include a description of the generating facility and/or BESS systems forming the basis of the proposal to NV Energy. All facilities should be included in the description (e.g. gen-tie line(s), roads, affected NV Energy substation(s), water lines and source, gas lines, etc.) This Section, along with Attachment G, should also include information related to the type of plant, configuration, general layout diagrams, preliminary site plan showing site boundaries and plant layout, one-line diagram, resource type (e.g. wind, solar, geothermal, etc.), nameplate capacity rating (MW AC), net plant capacity (MW AC), annual net output (MWh) for each hour of the year, projected capacity factor, in-service date, and the major equipment providers contemplated. See Section 3.2.5 regarding major equipment providers and the approved vendors list (Attachment K).



If the proposal is based on an existing generating facility, Bidder must provide historical data (a) for the last three (3) years, or (b) if the age of the generating facility is less than three (3) years, from when the generating facility was built. Existing generating facility information must also include the historical production schedule, net output rating (MW AC), capacity factor, equivalent availability, forced outage rate, scheduled outage rate, deratings, and the forecasted five (5) year scheduled maintenance cycle and production schedule. Any known flexibility as to the timing of the maintenance schedule must also be described. Bidder must also provide a general (non-confidential) description of any existing or proposed energy and capacity arrangements involving the generating facility and how they relate to this proposal.

If the proposal for sale of energy is from a new generating facility and/or BESS systems that is yet to be built, Bidder must describe any feasibility studies performed for the proposed generating facility. Bidder must also describe the level of engineering completed for the generating facility and the plan for equipment procurement and construction. Bidder should also identify any contractors that have been engaged to provide any of these services. Bidder should also describe any innovative technical features of the generating facility and/or BESS systems incorporating new energy technologies. If innovative technical features are included, Bidder must describe any previous experience with implementation of such technical features and the level of risk involved in this application. A production profile for the generating facility must be provided showing the energy deliveries in average energy production by month and time of day. The data and evaluations provided must support the proposed level of generation and the projected capacity factor.

For BESS systems bids, Bidder must provide a description of the plant communications and control plan. The plan shall include a description and diagrams (as applicable) that demonstrate how Bidder will provide:

- BESS systems data, including state of charge, power charge/discharge status, and asset health indicators (temperature, HVAC alerts, emergency status, etc.)
- BESS system control, including limitation of charging only from renewable energy production, charge/discharge scheduling, and station service load

All information provided in this Section must be consistent with the information provided in Attachment G, which includes information required for the evaluation of the proposal as further described in Section 6.0 of this RFP.

### **3.2.2.2 Site and Route Characteristics and Demonstrated Site Control**

As applicable, Bidder must:

(a) Provide a legal description, including, County, Section, Township & Ranges and metes and bounds legal description with exhibit, of the generating facility site and/or BESS systems and, both a street map and the appropriate section of a USGS (or equivalent) map showing the location of the generating facility and/or BESS systems. The map should show all land parcels, with parcels owned, leased or optioned by Bidder clearly marked.

(b) Provide an aerial photo or Google Earth® image of the project site showing project facilities under construction, and a layout of the proposed facilities.

(c) Provide the County Assessor's parcel number, site address, and site coordinates.

(d) Provide an ALTA/ACSM survey of the project site if such survey has been conducted. This survey will be required if the proposal is shortlisted.

(e) Provide a description of the lease or ownership arrangement, along with all copies of leases, deeds, options, purchase agreements, preliminary title reports, easements, other land rights and other documentation for private, local municipalities and state owned lands that are in place or contemplated for the site and all linear appurtenances (e.g., gen-tie lines, microwave facilities, access roads, substation expansions, etc.), the number of acres at the site and of all linear appurtenances, site access roads and, as applicable, water rights or the plan for securing water rights, the waste disposal plan, water supply, fuel supply (as applicable), associated water/fuel transmission plans, or other infrastructure additions required outside of the site boundaries for the proposed project to be implemented.

(f) Provide all documentation of exclusive or non-exclusive site control and property/land rights, or a description of the current status of efforts to secure such site control and property/land rights for Federal or Tribal owned lands (i.e., Right of Way Grants or offer of Grant (including stipulations), SF299 application package's including all exhibits and the Plan of

Development, fees paid, option agreements, Tribal consent, Bureau of Indian Affairs (BIA) consent, expected dates for approvals, executed site option with ongoing option payments, unilateral right to strike on site option at agreed upon price or prices over the term of the option agreement, etc.).

(g) Identify any mitigation requirements already defined and estimated cost, and any future site procurement costs and environmental permitting work to be completed under ROW Grant or Tribal/BIA Option Agreement.

### **3.2.2.3 Environmental Compliance Plan and Land Permitting/Authorization**

Bidder must also:

(a) Describe all local, state and federal environmental requirements, authorizations, permits, etc. anticipated in order to secure land rights, as well as to construct and operate the entire project in accordance with all applicable environmental laws and regulations.

(b) Describe all coordination efforts/actions already taken, or anticipated to be taken, with local, state, and federal agencies with respect to securing land rights and any potential environmental issues identified by these agencies.

(c) Provide copies of any environmental surveys, land/environmental constraint studies, hazardous/waste material reports or other information associated with the land(s) acquisition and use of the proposed project site, including lands for all linear appurtenances.

(d) Describe any existing on-site environmental issues of concern such as site contamination, presence of waste disposal area, state or federally protected plant and/or wildlife species and species of concern present or potentially present, sensitive habitats or ecologically sensitive areas, wetland delineations, and any other known environmental issues, with an explanation of how Bidder will address any such issue so as to maintain the ability to meet the anticipated commercial operation date or the other long-term obligations of the agreement.

(e) Include any Phase I or Phase II environmental site assessment reports conducted by or available to Bidder.

(f) Describe whether or not the project would potentially require any air permits, and if so, provide any air quality modeling results, and estimated air emission rates identified or expected to be included in an air permit process. For wind projects, include airspace and radar clearance.

(g) Describe the land uses adjacent to and in proximity of the generating facility site. Describe current or planned efforts to build local community support.

(h) Provide copies of any land and/or environmental permits already successfully secured, including their associated applications and supporting documents, studies and reports.

(i) Provide a detailed list of all applicable state, local and federal land and environmental permits and authorizations anticipated for securing land rights for the entire project (e.g. generation facility and all linear appurtenances) and authorizing the construction and operation of the facility. Provide a detailed critical path schedule containing clear and concise task descriptions and anticipated timelines for securing those permits and approvals.

(j) Identify important milestones and decision points in the schedule along with an explanation of how land and environmental permitting activities will be coordinated within the overall construction and development schedule.

#### **3.2.2.4 Construction and Operating Permits**

Bidder shall provide a list of permits required for construction, operation and occupancy of the proposed project. Bidder is responsible for obtaining all permits. Additionally, Bidder shall:

(a) Describe all local, state and federal construction requirements, authorizations, permits, (e.g. grading, dust control, occupancy, etc.) anticipated in order to construct and operate the entire project in accordance with all applicable laws and regulations.

(b) Describe all coordination efforts/actions already taken, or anticipated to be taken, with local, state, and federal agencies with respect to acquiring the necessary construction and operations related permits.

(c) Describe any existing on-site construction issues of concern that may impact the ability to meet the anticipated commercial operation date. Include risk mitigation efforts planned to maintain the commercial operation date.

(d) Provide copies of any construction and operating permits already secured, including their associated applications and supporting documents, studies and reports.

(e) Provide a detailed critical path schedule containing clear and concise task descriptions and anticipated timelines for securing all applicable state, local and federal construction and operating permits.

### **3.2.2.5 Benefits of the Proposed Project to Nevada**

Bidder must describe any other special expected environmental, social, or economic benefits of the proposed project, including value attributes (e.g. availability, dispatchability, scheduling, fuel diversity/hedging, ancillary services, etc.). Bidder must describe how the project will provide the creation of new jobs in the state of Nevada. In addition, Bidder must also complete the applicable economic benefits spreadsheet in Attachment G. Instructions are provided in the “Economic Benefit Input” tab.

### **3.2.3 Transmission**

As applicable, Bidder must provide information on whether an interconnection request has been submitted to the applicable transmission provider for the generating facility, and if so, the status of such request. Bidder will include with such responses information regarding any necessary network upgrades or modifications and their estimated costs. Bidder will also identify the anticipated interconnection point and energization date for the proposed generating facility and/or BESS systems. Bidder will provide the executed interconnection agreement with documentation supporting completed milestones. For proposals where an LGIA has not been executed, Bidder will provide, at a minimum, the system impact study and facilities study prepared by the transmission provider.

If applicable, Bidder must also provide a copy of its executed Voluntary Consent submitted to the transmission provider, in the form provided in Attachment B of this RFP.

NV Energy will only consider generating facilities and/or BESS systems physically located in Nevada and capable of delivering energy to serve load in NV Energy’s retail service territory (<http://www.oasis.oati.com/NEVP/>).

### **3.2.4 Resource Supply**

Bidder must provide sufficient information with respect to resource supply to provide assurance to NV Energy that the generating facility and/or BESS systems will be able to meet its projected production estimates for the full term of the PPA or, if applicable, the expected useful life of the generating facility. In particular, the following information is requested for the different technologies:

#### **Geothermal**

- Provide a summary of all collected geothermal data for the proposed generating facility site.
- Characterize the geothermal resource quality, quantity and projected production levels.
- Provide a graph or table that illustrates the annual and monthly projection of geothermal resources.
- Describe any other existing geothermal facilities in the resource area and characterize their production and their anticipated impact, if any, on the generating facility.
- Provide any production well and injection well flow results to support the viability and amount of geothermal resource submitted. For results in excess of three (3) years, summarize the results for all years and provide the detail for the past three (3) years of production well flow tests.

#### **Solar**

- Describe the sources of insolation data, either onsite, satellite, or a nearby station. If using a nearby station, state the exact distance from that station.
- Provide source and number of years of solar data used to support the capacity factor.
- Specific resource and technology, including a requirement that all bids include panels manufactured by a Tier 1 solar panel manufacturer, and inverters from a vendor on the Approved Vendors List (Attachment K).

#### **Wind**

- Provide a summary of all collected wind data for the generating facility site.
- Indicate where the data was collected and its proximity to the generating facility site.
- Provide one (1) year of wind resource data utilizing at least two anemometers for any wind project to support capacity factors and a wind resource assessment report that can be used to finance the project.

- Compare the long-term wind speeds in the area to the collected resource data at the generating facility site.
- Confirmation of wind turbine availability, size, and manufacturer.

### **Biomass**

- Describe the biomass fuel makeup and its source.
- Provide all available resource assessments of available biomass fuel for the generating facility and its proximity to the generating facility. Such resource assessments should identify long-term fuel price risk and availability risk issues.
- Identify competing resource end-uses.
- Provide a plan for obtaining the biomass fuel, including a transportation plan.
- Identify any contracts or letters of intent to acquire and transport the biomass fuel.
- A letter of intent with a biomass fuel source for a period of ten (10) years or greater.

### **Biogas**

- Provide all available resource assessment reports. Such assessment reports should include at a minimum: history of landfill, total volume permitted, volume filled, estimated closure date, organic fraction of the municipal solid waste, moisture levels, temperatures and pH of the waste, future waste receipt, increase or decrease and average rainfall in the area.

### **BESS**

- BESS systems degradation, controls, location, life, cycles, load duration, description of shared facilities with the associated renewable generation facility and the other applicable information listed in Attachment G.

### **3.2.5 Assurance of Generating Equipment Supply**

Bidder must demonstrate that it has access to, or has completed sourcing of, the necessary major equipment, pursuant to the Approved Vendors List provided in Attachment K of this RFP, to complete the design, engineering and construction of the facility contemplated in the proposal to meet the stated commercial operation date. If Bidder has a preferred equipment provider that is not included in Attachment K, please identify the provider, detail Bidder's reasoning for the preference, and specify any direct experience Bidder has had with the provider. If a contract is in place for any equipment, please identify the contracted party.

### **3.2.6 Facility Operation and Maintenance Plan**

Bidder must provide a description of the expected operation and maintenance (“O&M”) plan for the generating facility and/or BESS systems. This information should include the following:

- Whether Bidder or affiliate will operate and manage the generating facility and/or BESS systems or will contract for O&M services. If Bidder will contract for O&M services, explain the current status of selecting an O&M contractor.
- Completed integrated solar and storage O&M term sheets and pricing for generating facility and BESS systems.
- A brief description of the basic philosophy for performing O&M including a discussion of contracting for outside services.
- Planned maintenance outage schedules.
- Plan for replacement of major equipment during the term of the contract.
- Plan for any land rights issues or environmental concerns.

### **3.2.7 Project Schedule**

Bidder must provide a detailed project schedule that includes the anticipated period to complete the project and achieve commercial operation, referenced in months, following receipt of all regulatory approvals, including PUCN approval. This time period must allow for environmental and land right acquisition and permitting, environmental studies, mitigation and treatment, transmission construction, financing, site development, construction permitting, construction, testing, and any other development and construction requirements. Bidder must provide a milestone schedule for the proposed project, inclusive of the major development milestones listed below (as applicable):

- Major Equipment Ordered;
- Project Interconnection to Transmission System;
- All Permits Obtained for land, environmental and construction;
- All land rights acquired;
- Construction Financing Obtained;
- Construction Start;
- Operation Date (first energy to grid); and
- Commercial Operation Date.



These milestones should be noted in number of months following receipt of all regulatory approvals, including PUCN approval.

Bidder also shall describe any measures to be taken to ensure the proposed schedule will be met.

Note that Bidder will be required to post security following execution of a definitive agreement and prior to the submittal of the definitive agreement for PUCN approval.

### **3.2.8 Project Execution Plan**

Bidder will provide a summary-level, site-specific project execution plan. Key elements of the execution plan are:

#### **3.2.8.1 Safety Program**

The development and implementation of a good safety program at the site is of paramount importance to NV Energy. Safety is a core principle of NV Energy and is a priority in every aspect of our business. The same level of safety diligence is expected from contracted parties. Bidder's safety program must comply with or exceed NV Energy's safety requirements, as outlined in Attachment J to this RFP. Any exceptions or comments must be noted in Bidder's proposal. As part of its proposal, Bidder must submit its corporate safety incident report for the preceding five (5) years.

#### **3.2.8.2 Project Controls and Reporting Plan**

Bidder will submit a summary (Level II) construction schedule displaying major activities, durations and proposed sequencing which demonstrates Bidder's proposal to achieve substantial completion prior to the operation date listed in its proposal.

#### **3.2.8.3 Quality Control Program**

Bidder will provide an outline of its Quality Control Program with its proposal.

#### **3.2.8.4 Subcontractor Strategy**

Bidder will provide detailed information as to a proposed execution plan for its proposed project, including the name and experience of anticipated major subcontractors. It is the expectation that Bidder (or an affiliate thereof) would remain primarily responsible for the obligations of Bidder regardless of whether the obligations are performed by Bidder or a subcontractor.

### **3.2.8.5 Project Labor or Work Site Agreement Plan**

A pro forma project labor/work site agreement (“PLA/WSA”) is attached as Attachment N to this RFP. This form may be modified based on the applicable unions and their associated master agreements. The form of PLA/WSA, as modified, or an executed PLA/WSA, is to be inserted in the applicable Exhibit of the agreement being proposed, unless the proposal is for Product 2A (as set forth in Table 1). Bidders must provide an executed PLA/WSA or a comprehensive plan with a milestone schedule to obtain a PLA/WSA prior to execution of the agreement.

### **3.2.9 Financing Plan**

Bidder should provide a detailed description of the financing plan for the proposed project.

### **3.2.10 Contract Terms and Conditions**

NV Energy strongly encourages Bidders to accept the terms and conditions set forth in the applicable pro forma agreements and related exhibits included attachments to this RFP. Bidders who take exception to the terms of the pro forma agreements must provide a mark-up of the applicable agreements, including Bidder’s proposed language. In addition, a statement of acceptance of the agreement as written, or explanation of each exception must be provided within the proposal. **Proposals without a complete mark-up or acceptance, will be disqualified.** In providing such a mark-up, Bidder should ensure that the allocation of risk in the agreement is not materially altered. NV Energy will consider the impact of the mark-up in its evaluation of the proposal. Allowances will be made for mark-ups to BESS systems provisions. Attachment K and Attachment N of this RFP bid protocol document are to be inserted in the applicable exhibits of the agreement. **Note that Bidder is required to have an officer of its company certify that the applicable pro forma agreements have been thoroughly vetted, including review by Bidder’s legal counsel, and that the pro forma agreements either are accepted or the mark-ups**

provided by Bidder are substantially complete. See item 6 of cover letter under Section 3.1.1 of this RFP bid protocol document.

### 3.2.11 Environmental Plan

Bidder should provide a detailed description of the environmental plan should all or any portion of the proposed project be located on federal or tribal land or have any environmental issues of concern. This plan should include all potential mitigation measures required for pre-construction activities, construction activities and post-construction activities.

### 3.2.12 Other Information

Bidder should provide any additional information that will assist NV Energy in its evaluation of the proposal. The proposal should indicate whether or not other information has been provided, and specify or list (if appendage) the other information.

## 3.3 Bid Numbering and File Naming Convention

Bid numbers will be self-assigned by Bidder. There is no limit to the number of proposals that may be submitted. See Section 2.6 regarding Bid Fees.

For each proposal enter a whole number beginning with the number 1 and each subsequent proposal will have a separate sequential bid number (i.e. 2, 3, etc.).

File names should be kept short by using abbreviations wherever possible. All required documents must use the following naming convention:

File Name	RFP Sect Ref
[Bidder name abbreviated]_[Bid number]_Prop_Part_1	3.0; 3.1
[Bidder name abbreviated]_[Bid number]_Prop_Part_2	3.0; 3.2
[Bidder name abbreviated]_[Bid number]_Prop_Part_1_Appx_[1, 2, 3, etc.]_[insert RFP section reference and brief descriptor]	3.1
[Bidder name abbreviated]_[Bid number]_Prop_Part_2_Appx_[1, 2, 3, etc.]_[insert RFP section reference and brief descriptor]	3.2
[Bidder name abbreviated]_[Bid number]_Attch_B_Vol_Consent_Form	Attachment B
[Bidder name abbreviated]_[Bid number]_Attch_C_PPA_Redline	Attachment C
[Bidder name abbreviated]_[Bid number]_Attch_G_Prop_Input_Forms_[pricing option number <sup>6</sup> ].xslm	Attachment G

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<sup>6</sup> See Section 2.6 regarding file naming for alternate pricing option, and additional Attachment G.

<b>Examples:</b>	
NVE_1.0_Prop_Part_1	3.0; 3.1
NVE_1.0_Prop_Part_2	3.0; 3.2
NVE_1.0_Prop_Part_2_Appx_1_2.7_3rd_Party_Support_of_CF	3.2.2.1; 2.7
NVE_1.0_Prop_Part_2_Appx_2_3.2.2.1_Feasibility_Study	3.2.2.1; 2.7
NVE_1.0_Prop_Part_2_Appx_3_3.2.4_Res_Supply_Viab	3.2.4; 2.7
NVE_1.0_Prop_Part_2_Appx_4_3.2.4_Biomass_Fuel_Ltr_of_Intent	3.2.4; 2.8
NVE_1.0_Prop_Part_2_Appx_5_3.2.2.2_Water_Supply_Agmt	3.2.10
NVE_2.2_Attch_G_Prop_Input_Forms 1.0.xlsm	Attachment G

All files related to a single bid must be compressed together and uploaded into PowerAdvocate as a single .zip file named [Bidder name abbreviated]\_[Bid Number].zip (example: “NVE\_1.zip”). Subfolders for technology-specific documents should be included in the .zip file and should maintain the same directory structure and organization as is provided in the “Download Documents” tab of PowerAdvocate. Files that have been prepared or modified by Bidder must apply the naming convention outlined in the table above before being compressed into the bid .zip file. The .zip file associated with a bid may be quite large and take some time to upload, so please plan adequate time to upload each bid’s .zip file into PowerAdvocate hours in advance of the bid submission deadline.

### **3.4 Evaluation of Work**

Bidder will cooperate with and provide information to any person or entity retained by NV Energy for purposes of evaluating Bidder’s proposal.

## **4.0 STANDARDS OF CONDUCT**

Each Bidder responding to this RFP must conduct its communications, operations and other actions in compliance with FERC’s Standards of Conduct for Transmission Providers. Any necessary interconnection to or transmission service on NV Energy’s transmission system contemplated in a Bidder’s proposal will not be considered an arrangement with NV Energy’s merchant function, which is sponsoring this RFP. Such arrangements for interconnection and transmission service will be with NV Energy’s functionally separate transmission function, and therefore absolutely no communication by a Bidder to NV Energy’s transmission function can be made through the submission of a proposal in this RFP. **Any Bidder seeking to communicate**

**with NV Energy’s transmission function personnel will have its proposal(s) summarily rejected if the attempt is not immediately withdrawn when discovered.** Bidders are required to execute the Voluntary Consent Form in Attachment B to this RFP that enables NV Energy’s merchant function to discuss Bidder’s interconnection and transmission service application(s) with the transmission interconnection or transmission service provider, including, if applicable, NV Energy’s transmission function.

## **5.0 TRANSMISSION PROVIDER CONSIDERATIONS**

All proposals that will require a new electrical interconnection or an upgrade to an existing electrical interconnection must include the cost of interconnection, together with a diagram of the interconnection facilities provided in the LGIA. Bidder will be responsible for, and is required to include in its proposal, all costs to interconnect to the transmission provider’s system. If such transmission studies have not yet been completed at the time the proposals are submitted, Bidder must provide its cost estimate, clearly marked as an estimate, and contact the applicable transmission function (i.e., NV Energy’s transmission function at <http://www.oatiaoasis.com/sppc/>) immediately for information related to a system interconnection request. All such requests must be made directly to NV Energy’s transmission function, and not made to NV Energy through the submission of a proposal in this RFP. The interconnection costs from all Bidders will be included in the proposal evaluations. Bidders will describe interconnection costs in their proposals by disclosing that portion of costs associated with network upgrades and that portion that is facility-specific. Bidders are reminded that the cost responsibility for all transmission facilities will be pursuant to the provisions of the OATT. The Interconnection Customer is responsible for all of the Transmission Provider’s Interconnection Facilities (“TPIF”) costs. The Transmission Provider is responsible for the costs associated with Network Upgrades (“NU”) pursuant to the OATT; however such costs will be securitized by the Interconnection Customer as provided under the provisions of the OATT. Interconnection Customer’s Interconnection Facilities (“ICIF”) are the sole responsibility of the Interconnection Customer. Due to the construction timeline, Bidders are expected to have an executed LGIA or completed system impact and facility studies, at a minimum.

If the existing renewable energy project LGIA does not already include the proposed BESS systems, the LGIA will need to be amended and restated to incorporate the BESS systems. The

Interconnection Customer specified in the LGIA will need to submit an evaluation for a material modification along with updated plant specifications and generator model data to the Transmission Provider in accordance with the applicable Open Access Transmission Tariff requirements.

## **6.0 EVALUATION PROCEDURES AND CRITERIA**

As discussed in Section 1.1 above, proposals submitted in this RFP will be evaluated separately by the Company such that a target energy quantity of no more than 330 MW (or 950 GWh annually) of renewable energy resources may be contracted from proposals.

Each proposal will be initially evaluated by NV Energy to determine the proposal's conformance to the directives of this RFP bid protocol document and Bidder credit risk. **Proposals may be eliminated for non-conformance or due to credit risk.**

For each product in this RFP that passes the initial evaluation, NV Energy will conduct a two-stage process as part of its proposal evaluation and selection process leading up to selection of the preferred proposals for contract execution. In the first stage, NV Energy will conduct price, economic benefit (including job impacts) and non-price analyses, as well as a price screening methodology designed to identify the lowest cost proposals for each product. NV Energy will select a shortlist based on those proposals for each product which have the highest overall score based on an evaluation of price, economic benefit and non-price factors. In the second stage, the shortlisted proposals will have the opportunity to refresh their prices; provided, however, that Bidders will not be permitted to increase the prices initially submitted with their proposal. The final proposals will then be modeled and evaluated based on the impact of the proposals on NV Energy's overall system costs. A more detailed description of each stage of the process is provided below.

NV Energy will conduct the two-stage evaluation and selection process independently for each of the proposals, by resource type. NV Energy will select and propose to the PUCN, for review and final approval, the proposal(s) that provide the best value to NV Energy's customers, considering all the factors described in this Section 6.

### **6.1 First Stage: Price, Economic Benefit and Non Price Analysis; Development of Initial Shortlists**

The price, economic benefit and non-price forms in Attachment G will be used to determine individual initial shortlists of proposals, separated by type of resource (i.e., wind, solar, geothermal, biomass, biogas and BESS systems). These resource-specific shortlists will be deemed the initial shortlists for further evaluation.

In considering a proposal, NV Energy will, in addition to considering the cost to customers, evaluate the following:

- (a) The greatest economic benefit to the State of Nevada;
- (b) The greatest opportunity for the creation of new jobs in the State of Nevada; and
- (c) The best value to customers of the electric utility.

Price factors will be analyzed to determine the LCOE or LCOS, as applicable, per MWh value of each proposal, and then ranked using the comparison metric described in Section 6.1.1 below. Price factors will recognize the value of the power associated with the delivery profile submitted in the proposal.

Non-price factors considered by the Company fall into four general categories:

- 1) Bidder's project development and operational experience;
- 2) technology and value attributes;
- 3) conformity to the terms of the applicable pro forma agreements; and
- 4) development milestones.

NV Energy intends to evaluate each proposal in a consistent manner by separately evaluating the non-price characteristics, economic benefit characteristics and the price characteristics of the proposal utilizing a project scorecard.

The project scorecard will include three factors, all of which may be viewed in Attachment G:

- 1) price factor;
- 2) non-price factor with four primary categories; and
- 3) economic benefit factor with three categories.

Each component will be evaluated separately and recombined to determine the bundled price, economic benefit and non-price score. The price factor will be weighted up to 60%, the economic benefit factor will be weighted up to 10%, and the non-price factor will be weighted up to 30%. No proposal will receive a total weighting in excess of 100%. The price, economic benefit and non-price evaluations will be added together and used to determine the initial shortlist for each resource type. The initial shortlists in this RFP will be made up of the highest scoring proposals for each resource type.

### **6.1.1 Price Factor Evaluation (up to 60%)**

A pricing model will be used to derive the LCOE per MWh value of each proposal based on the price factors (“Proposal LCOE”) or, for BESS systems, the pricing model will derive the LCOS per MWh value of each proposal based on the price factors (“Proposal LCOS”). The Proposal LCOE and Proposal LCOS may also be referred to as the proposal levelized cost value (“Proposal LCV”).

For each of the products, NV Energy will utilize a comparison metric to evaluate and determine the Proposal LCV ranking for the resource-specific initial shortlists.

The comparison metric will be the Proposal LCV per MWh. The Proposal LCV will be determined by calculating the present value of the annual cost over the term, converting the present value to an equivalent annual annuity and then dividing that annual annuity by the levelized annual energy provided. The discount rate will be the weighted average cost of capital as approved by the PUCN in NV Energy’s most recent General Rate Case, as applicable. Project LCOE and LCOS will not be compared to one another. BESS systems and renewable energy systems will be evaluated separately.

### **6.1.2 Non-Price Factor (up to 30%)**

The primary purpose of the non-price analysis is to help gauge the factors related to the proposal which are outside of price. The non-price factor will be weighted up to 30% in the determination of which proposals in this RFP will be chosen for each resource-specific initial shortlist. The scorecard will be used to score the non-price criteria under four categories: (1) Bidder’s (or its development team’s) project development experience; (2) technology and value



attributes; (3) conformity to the terms of the pro forma agreement(s) and related exhibits; and (4) development milestones. The criteria for each of these four categories are set forth below.

Category 1 – Bidding Company/Development Team’s Project Development Experience

- Project Development Experience
- Nevada, Federal or Tribal Lands Development Experience
- Ownership/O&M Experience
- Safety – Occupational Safety and Health Administration recordable incident rate
- Financial Capability

Category 2 – Technology and Value Attributes

- Technical Feasibility
- Resource Quality
- Equipment Supply Control
- Utilization of Resource
- Flexibility
- Environmental Benefits
- Fuel Diversity/Hedging
- Other Ancillary Services

Category 3 – Conformity to Pro forma Agreement(s) and Related Exhibits

- Magnitude of proposed revisions to pro forma agreement(s)

Category 4 – Development Milestones

- Land and Environmental Authorization Status/Feasibility
- Water Rights
- Project Financing Status
- Interconnection Progress
- Transmission Requirements (Network Upgrades)
- Reasonableness of COD as Demonstrated by Critical Path Schedule

### **6.1.3 Economic Benefits Factor (up to 10%)**

The economic benefits to the state of Nevada will take into consideration the following matters, based on information submitted by Bidders, and NV Energy's evaluation:

- Location of jobs created
  - Within the soliciting NV Energy service territory
  - Within the non-soliciting NV Energy service territory
  - Within the state of Nevada
- Number of jobs created
  - Jobs created during construction
  - Jobs created during operation
- Economic benefits to Nevada
  - The value of expenditures made in Nevada attributed to the Project
  - Other economic benefits to Nevada

## **6.2 Second Stage: Best and Final Pricing**

Proposals selected for the shortlist in each product will have an opportunity to refresh their price to take into account further development of the project or updated pricing for equipment or other costs from the time the initial proposal was submitted to the time of "best and final" offer. However, Bidders are only permitted to lower their pricing during this refresh period. Bidders may not increase the pricing initially submitted with their proposal. Bidders are encouraged to lower their pricing or look for opportunities to enhance their production profiles (based, for example, on changes to equipment) to increase the value of their proposals to NV Energy.

### **6.2.1 The Final Shortlist**

For each of the products, proposals on the initial shortlists will then be evaluated using a production cost model to determine the final shortlist based on the best and final pricing. NV Energy's production cost simulation model, used for integrated resource planning, will be used to determine a list of proposals deemed as the final shortlist. BESS systems will be evaluated separately.

In its analysis for this RFP, the Company will run each of the resource-specific initial shortlisted proposals and portfolios through the Preferred Plan by replacing the equivalent amount of proposed MW of resources, for each of NPC and SPPC, in the Preferred Plan with each of the initial shortlisted proposals to determine the Present Worth Revenue Requirement (“PWRR”) of each alternative portfolio of resources.

NV Energy may choose to engage the final shortlist Bidders in further discussions or negotiations. Any such discussions or negotiations may be terminated by NV Energy at any time, for any reason.

### **6.3 Final Selection of Proposal(s)**

The two stages described above constitute the formal evaluation process which will be utilized to select the proposals that will be submitted to the PUCN for approval. In addition to this two-stage analysis, in selecting the final proposals, NV Energy will consider the non-price factors qualitatively. Furthermore, NV Energy will also include in its evaluation any factor that may impact the total cost of a resource, including, but not limited to, all of the factors used in the initial shortlist cost analysis plus consideration of accounting treatment and potential effects due to rating agency treatment, if applicable.

## **7.0 AWARDING OF CONTRACTS**

This RFP is merely an invitation to make proposals to the Company. No proposal in and of itself constitutes a binding contract. The Company may, in its sole discretion, perform any one or more of the following:

- Determine which proposals are eligible for consideration as proposals in response to this RFP.
- Issue additional subsequent solicitations for information and conduct investigations with respect to the qualifications of each Bidder.
- Supplement, amend, or otherwise modify this RFP, or cancel this RFP with or without the substitution of another RFP.
- Negotiate and request Bidders to amend any proposals.
- Select and enter into agreements with the Bidder(s) who, in the Company’s sole judgment, is most responsive to this RFP and whose proposals best satisfy the interests of the Company, its customers, and state legal and regulatory requirements, and not

- necessarily on the basis of any single factor alone.
- Issue additional subsequent solicitations for proposals.
  - Reject any or all proposals in whole or in part.
  - Vary any timetable.
  - Conduct any briefing session or further RFP process on any terms and conditions.
  - Withdraw any invitation to submit a response.
  - Select and enter into agreements with Bidder(s) for additional MW of renewable energy resources should additional demand be identified.

## **8.0 POST-BID NEGOTIATIONS**

NV Energy may further negotiate both price and contract terms and conditions during post-bid negotiations. Post-bid negotiation will be based on NV Energy's cost and value assessment. NV Energy will continually update its economic and risk evaluations until both parties execute a definitive agreement acceptable to NV Energy in its sole discretion. All transactions are subject to the approval of the PUCN on terms and conditions that are satisfactory to NV Energy in its sole and absolute discretion.

**ATTACHMENT A – CONFIDENTIALITY AGREEMENT**

This attachment is available in electronic format in PowerAdvocate.

**ATTACHMENT B – VOLUNTARY CONSENT FORM**

This attachment is available in electronic format in PowerAdvocate.

**ATTACHMENT C – PRO FORMA POWER PURCHASE AGREEMENT AND  
EXHIBITS**

This attachment is available in electronic format in PowerAdvocate.

**ATTACHMENT D – PRO FORMA ASSET PURCHASE AGREEMENT**

This attachment is available in electronic format in PowerAdvocate.



**ATTACHMENT E – PRO FORMA BUILD TRANSFER AGREEMENT AND EXHIBITS**

This attachment is available in electronic format in PowerAdvocate.

**ATTACHMENT F – PRO FORMA O&M TERM SHEET**

This attachment is available in electronic format in PowerAdvocate.

**ATTACHMENT G – PROPOSAL INPUT FORMS**

**(Price, Non-Price and Economic Benefit Input Forms)**

This attachment is available in electronic format in PowerAdvocate. The contents of the workbook are as follows:

- 1) Scoring Structure
- 2) Bid Evaluation Criteria
- 3) Corporate Information \*
- 4) Price Input \*
- 5) 8760 Production Profile \*
- 6) Price Input – Battery Energy Storage System (“BESS”) \*
- 7) Non-Price Scoring
- 8) Non-Price Input \*
- 9) Economic Benefit Scoring
- 10) Economic Benefit Input \*
  - a. Solar PV \*
  - b. Energy Storage \*
  - c. Wind \*
  - d. Geothermal \*
  - e. Biopower \*
  - f. Hydro \*
  - g. Fossil \*
- 11) Technology Specific Data
  - a. Solar Data \*
  - b. Energy Storage Data \*
  - c. Wind Data \*
  - d. Geothermal Data \*
  - e. Biopower Data \*
  - f. Hydro Data \*
  - g. Fossil Data \*

\* Required to be completed by Bidder, as applicable

**ATTACHMENT H – RESERVED**

**ATTACHMENT I – RESERVED**

**ATTACHMENT J – NV ENERGY SAFETY PLAN OUTLINE**

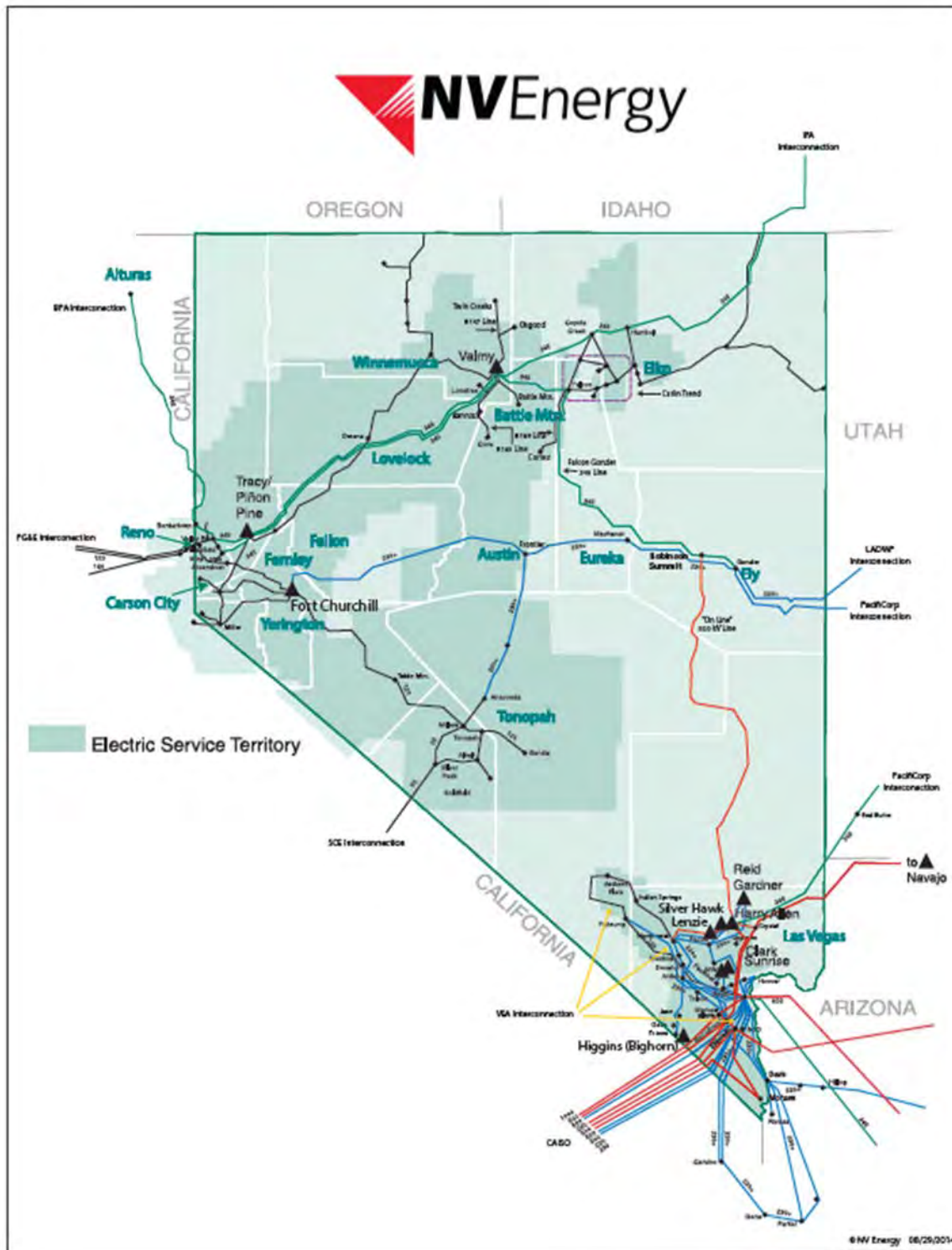
This attachment is available in electronic format in PowerAdvocate.

**ATTACHMENT K – APPROVED VENDORS LIST**

This attachment is available in electronic format in PowerAdvocate.

**The Approved Vendors List is to be inserted in the applicable Exhibit of the agreement being proposed.**

ATTACHMENT L – TRANSMISSION SYSTEM MAP





## **ATTACHMENT M – ROLE OF INDEPENDENT EVALUATOR**

In order to provide for a transparent and fair process, the 2018 RE RFP will be conducted under the oversight of an Independent Evaluator (“IE”).

- The IE will monitor and oversee the RFP to ensure that a competitive, fair and transparent RFP process is conducted, including the following:
  - Communications between bidder and the Company;
  - Any requested bidder updates to proposals
  - Any amendments to the renewable RFP issued by the Company
  - Evaluation and ranking of bid responses;
  - Selection of the initial shortlist of bids;
  - Selection of the final shortlist of bids; and
  - Negotiation of proposed contract(s) with successful Bidders.
- Validate that the renewable RFP evaluation criteria, methods, models, and other processes have been consistently and appropriately applied to all bids. Verify that the assumptions, inputs, outputs and results are appropriate and reasonable.
- Verify the basis for selection of the initial shortlist of bids:
  - Verify that the price score is based on the LCOE, LCOS or financial model, as applicable, and is consistently applied to all bids.
  - Verify that the non-price score is based on the evaluation criteria specified in the RFP (i.e., project development experience, project technology, value attributes, conformity to pro forma, development milestones, economic benefits, etc.).
- Verify the basis for selection of the final shortlist of bids:
  - Verify the results of the production cost simulation modeling of candidate resources on overall system costs and risks, and
  - Verify that the Company fairly and consistently applies any qualitative evaluation of the non-price factors, including but not limited to any factor that may impact the total cost of a resource, consideration of accounting treatment and potential effects due to rating agency treatment.
- The IE will independently score bids to determine whether the Company’s initial or final selections are reasonable.
- The IE and the Company will compare scores of selected bids and attempt to reconcile and resolve any scoring differences.
- The IE will monitor negotiations between the Company and the selected bidder(s).
- The IE will complete and submit a report that will detail bid scoring and evaluation results with a detailed assessment of the Company’s selection of the winning proposal(s).

**ATTACHMENT N – FORM OF WORK SITE AGREEMENT**

This attachment is available in electronic format in PowerAdvocate.

**The form of PLA/WSA, as modified, or an executed PLA/WSA, is to be inserted in the applicable Exhibit of the agreement being proposed, unless the proposal is for Product 2A (as set forth in Table 1).**