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**Edwards AFB Industry Site Visit Questions and Answers**

1. Can the respondent lease less than the 3,000 plus acres?

**Answer:** Yes, however the preference is to lease the entire parcel to maximize the Air Force's value of the asset.

2. Would the AFB be interested in phasing the project in over a period of years?

**Answer:** Yes, if the business plan can support it and the entire length of the ground lease is less than 50 years.

3. How would the AFB value in-kind solar REC's and power?

**Answer:** It would be determined by market rates and through post selection negotiation.

4. What is the AFB's current cost of power?

**Answer:** Edwards AFB is averaging \$0.10–\$0.12 per kWh.

5. Are there any existing provisions that allow for the wheeling of power from the central plant to the base?

**Answer:** No.

6. Is there known congestion along the 69 kV line?

**Answer:** Unknown. Contact Southern California Edison (SCE) for more information.

7. Does the AFB have a preference for photovoltaic's, concentrated solar power, or solar water heating?

**Answer:** No. The choice of technology is the developer's as long as it meets the constraints listed in the RFQ (i.e. mission, environmental constraints, etc.).

8. Why was solar chosen for Edwards AFB over other renewable technologies?

**Answer:** Wind power interferes with base operations and conditions on the site support solar (i.e. flat topography, access to utilities, sun days, etc.)

9. Proposal asks for "minimum production capacity of 100 mW (1 mW = .001 W). I assume the AFB is looking for 100 MW (1MW = 1,000 kW).

**Answer:** Yes. The Air Force is looking for a minimum 100 megawatt plant. The reference in the RFQ will be corrected in the upcoming amendment.

10. What is the fair market value of the land?

**Answer:** This is to be determined and justified in the developer's proposal.

11. Is the site under federal, state or joint jurisdiction?

**Answer:** The federal government's jurisdiction for the site is categorized as "proprietary" (i.e. the State has legislative jurisdiction).

12. What is the site load MW? Peak load?

**Answer:** For Edwards AFB, the load is 28 MW and the peak load is 35 MW.

13. What rate schedule is Edwards AFB using for electricity?

**Answer:** See answer to question 4.

14. What are the biggest differences between FAR and non-FAR?

**Answer:** Non-FAR real estate transactions are governed by Federal real estate statutes and business contract law. There is more flexibility in negotiating non-FAR transactions.

15. Are the ratings numeric or qualitative?

**Answer:** Qualitative.

16. Because the REC's that can be offered as in-kind consideration are solar REC's, will they be valued higher than other types of voluntary REC's?

**Answer:** No. The Air Force will only value these at the voluntary REC prices.

17. It was mentioned that "maintenance" will be considered for in-kind payment of the lease. Does this mean all the maintenance of the system can be considered as part of the payment to the AFB? How will the value of this maintenance be determined?

**Answer:** Maintenance on the solar facility is part of the developer's business operations and will not be considered part of the Air Force's compensation. Maintenance on the base will be considered for in-kind compensation.

18. When would the opportunity to expand take place, at the end of the lease or during the term of the lease?

**Answer:** Expansion opportunity beyond the 3,288 acres is currently unknown.

19. Is the base willing to sign a long term power contract to help support the financing?

**Answer:** No.

20. What is the base's average annual power consumption?

**Answer:** Approximately 193,000 MWh annually. (A monthly range of 13,500 MWh [February] to 19,000 MWh [July])

21. Would state and local permits/approach that would otherwise be required on private land be required for activities on the base or would there just be an obligation to meet the substantive requirements of those otherwise applicable permits/approvals?

**Answer:** Developer needs to meet all federal, state and local codes.

22. Please describe the location and size of any adjacent BLM land and the extent to which the BLM has been consulted regarding the plans for the site?

**Answer:** The BLM is not impacted by this project.

23. Will today's presentations be made available electronically?

**Answer:** Yes at [www.pscmh.com](http://www.pscmh.com) in a PDF format.

24. Is this project subject to NEPA?

**Answer:** Yes.

25. Does the base now have sufficient energy?

**Answer:** Yes.

26. How much energy does the base now use monthly/yearly?

**Answer:** See answer to question 20.

27. Can you provide an estimate of the cost for base's energy use (monthly/yearly)?

**Answer:** The energy cost for Edwards AFB is approximately \$20 million per year.

28. What confidentiality can one expect of financial information provided in the SOQ?

- Answer:** All information received by the Air Force will be treated in a confidential manner and will be handled according to RFQ section 4.3.
29. Will SCE's new transmission facilities to the west have available capacity for 250 MW?
- Answer:** This needs to be discussed directly with SCE.
30. What is SCE's time frame for new facilities?
- Answer:** This needs to be discussed directly with SCE.
31. Who owns the 800 kV lines to the east?
- Answer:** The lines to the east are not 800kv but 500kV owned by SCE.
32. Can any portion of the solar project be connected directly to Edward's power system?
- Answer:** Yes, with consultation and negotiation with the base.
33. Does the Air Force have interest in power storage for expanding the power availability window?
- Answer:** Yes, with consultation and negotiation with the base.
34. Is the electrical load curve for Edwards AFB available?
- Answer:** Without more detail on the type and time of the load curves being requested attached is the load curve in kWh for FY07. (See Attachment 1 Electrical Load)
35. Must the system be 100% renewable, or can it be a combination plant?
- Answer:** The type of plant proposed is the choice of the developer; however 100% renewable is not a requirement. A combination plant will be considered.
36. Are mirror systems allowed for this project?
- Answer:** Yes.
37. What are the height limits?
- Answer:** 150 feet (RFQ Appendix F)
38. What kinds of visual restrictions would interfere with pilots?

**Answer:** Glare.

39. Is the EUL Handbook available generally?

**Answer:** Yes on AFRPA's website [www.safie.hq.af.mil/afropa/eul/index.asp](http://www.safie.hq.af.mil/afropa/eul/index.asp)

40. Will the Air Force release a fair market value assessment for the 3,288 acre site prior to the RFQ due date?

**Answer:** No. See answer to question 10.

41. Assuming the review process results in ranking two or more proposals as having more or less equal value, will the AF then ask the respondents for a higher value in order to make a selection?

**Answer:** The Evaluation Notice process will be used to determine the best value.

42. Will a company's long-term ownership and operation of a facility similar in design to that proposed be important to the factor of past performance?

**Answer:** Yes. See RFQ section 5 – past performance factor.

43. Would interconnection to the existing SCE transmission line on the base be subject to the applicant paying for all interconnection costs and existing transmission system upgrade costs to deliver the electrical energy to the SCE-Kramer sub-station be acceptable under the EUL program?

**Answer:** Yes. The applicant will be responsible for all connection and transmission upgrade costs.

44. Environmental: "Lead Agency" for Air Force (Note: >50MW = CEC + (?) on base?)

**Answer:** Yes, the 95 ABW/CEV will be the "lead agency" for all environmental issues.

45. Would the Air Force be willing to put a separate area equal to the footprint of the solar project area into a conservation easement to mitigate the habitat impacts of this project (assuming a 1:1 mitigation ratio)?

**Answer:** No

46. Has it been determined that Edwards AFB can directly procure electrical energy from a developer's proposed project under current California law without involvement of the local electric utility company?

**Answer:** No

47. If no, will EAFB seek the approval of the California PUC for such right to purchase electricity from the project?

**Answer:** N/A

48. Is the Air Force willing to share research/knowledge about protected species on the site?

**Answer:** The Air Force will share existing available knowledge.

49. Has EAFB done any mitigation?

**Answer:** No

50. Does the neighborhood immediately to the north of the site have a name?

**Answer:** Not known

51. What are some of the archaeological sites we can expect to find on the site? For example, are there petroglyphs or native settlements?

**Answer:** This information is available in the RFQ

52. Can the base provide weather information, especially wind speed and seasonal information and rainfall amounts?

**Answer:** See pages 18 & 19 for Wind Data on the attached Edwards AFB weather data. (Attachment 2, Edwards AFB Weather Data)

53. What is the depth of the water table?

**Answer:** EAFB does not have any data in this area.

54. Why isn't the western property line co-terminus with the road; i.e., why not extend the property to the west boundary of the base?

**Answer:** The solar farm property line defined during the site visit has been adjusted to avoid conflict with utilities such as SCE.

55. Does EAFB have any existing renewable energy contracts?

**Answer:** Yes, we have a contract with DOE Western Area Power Administration (WAPA) and TranAlta Energy Marketing Inc.

56. Does EAFB own the on-base railroad spurs?

**Answer:** EAFB has two government-owned railroad spurs that connect with the Atchison Topeka and Santa Fe Railroad Company main line, north of the base boundary. The Main Base spur consist of approximately 0.5 miles of 110-pound rail and 12.5 miles of 90-pound rail. The second spur serves the Phillips Laboratory and is referred to as the Rocket Base spur. It extends from the Boron Station south to the Phillips Laboratory where 18 spurs serve the test stand and storage areas. The rail weight is listed as 112 pounds, with approximately 9.5 miles of track.

57. When is the windy season in this area?

**Answer:** See pages 18 & 19 for Wind Data on the attached Edwards AFB weather data. (Attachment 2, Edwards AFB Weather Data)