### **On-Sight Distributed [Renewable] Energy Resource Study Consulting Resolution**

A regular meeting of the Nassau County Industrial Development Agency (the "Agency") was convened in public session, <u>electronically</u>, pursuant to Executive Order No. 202.11, 202.28, 202.48, 202.55, 202.60, 202.67, 202.72, 202.79, 202.87, 202.91 and 202.94 - Continuing Temporary Suspension And Modification Of Laws Relating To The Disaster Emergency - by Governor Andrew M. Cuomo of the State of New York on February 25, 2021 at 6:30 p.m., local time.

The meeting was called to order by the Chairman and, upon roll being called, the following members of the Agency were:

### PRESENT:

Richard M. Kessel	Chair
Lewis M. Warren	Vice Chair
Anthony Simon	2 <sup>nd</sup> Vice Chair
Timothy Williams	Secretary
Chris Fusco	Assistant Secretary
Amy Flores	Treasurer
John Coumatos	Assistant Treasurer

### THE FOLLOWING PERSONS WERE ALSO PRESENT:

Harry Coghlan	Chief Executive Officer / Executive Director
Danielle Oglesby	Chief Operating Officer/ Deputy Executive Director
Anne LaMorte	Chief Financial Officer
Catherine Fee	Director of Business Development/Chief Marketing Officer
Colleen Pereira	Administrative Director
Carlene Wynter	Compliance Assistant
Nicole Gil	Administrative Assistant
Thomas D. Glascock, Esq.	General Counsel
Andrew D. Komaromi, Esq.	Bond/Transactional Counsel

The attached resolution no. 2021-09 was offered by Richard Kessel, seconded by Lewis M. Warren:

#### Resolution No. 2021 - 09

RESOLUTION OF THE NASSAU COUNTY INDUSTRIAL DEVELOPMENT AGENCY AUTHORIZING THE EXECUTIVE DIRECTOR TO ENGAGE ANTARES GROUP INCORPORATED TO PROVIDE CERTAIN ON-SIGHT DISTRIBUTED [RENEWABLE] ENERGY RESOURCE STUDY CONSULTING SERVICES

WHEREAS, the Nassau County Industrial Development Agency (the "Agency") is authorized and empowered by the provisions of Chapter 1030 of the 1969 Laws of New York, constituting Title I of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended, (the "Enabling Act"), and Chapter 674 of the 1975 Laws of New York, as amended, constituting Section 922 of said General Municipal Law (said Chapter and the Enabling Act being hereinafter collectively referred to as the "Act") to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of manufacturing, industrial and commercial facilities, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, the Agency from time to time requires the services of qualified firms ("Firms") to provide certain energy-related consulting services, to promote economic development within Nassau County; and

WHEREAS, therefore, on June 29, 2018, the Agency issued a Request for Statements of Qualifications (the "RFQ"), seeking statements of qualification from Firms interested in providing certain on-sight distributed (renewable) energy resource study consulting services, more specifically, to conduct a comprehensive feasibility analysis for Phase 1 - On-Site Distributed [Renewable] Energy Resources on County of Nassau-owned properties (the "Services"); and

WHEREAS, the Agency received statements of qualifications from one (1) or more Firms expressing interest in providing the Services (the "Statement"); and

WHEREAS, in accordance with its Charter, the Finance Committee of the Agency reviewed the Statements, interviewed or determined that interviews of the respondent Firms were not necessary or desirable, found that certain Firms met the minimum requirements set forth in the RFQ and are qualified to provide the Services, and recommended that the Agency established an approved list of Firms to provide the Services; and

WHEREAS, by resolution no. 2019-4, the Agency established such an approved list of Firms to provide the Services (the "Approved List"); and

WHEREAS, on October 30, 2020, the Agency issued a Supplemental Information Request to the responding Firms, to facilitate its selection of a Firm from the Approved List to provide the Services; and

WHEREAS, the Services are intended to focus on renewable electricity generation and storage potential throughout Nassau County, providing (i) an assessment of the scope of required facilities (including infrastructure modifications) within Nassau County, (ii) a technical and financial analyses for each analyzed site, and (iii) recommending and prioritizing renewable energy and storage project sites, with an analysis evaluating and recommending financial, ownership, operations, and maintenance approaches to encourage renewable electricity generation and storage potential; and

WHEREAS, the Agency received responses to the above described a Supplemental Information Request, which in accordance with its Charter the Finance Committee of the Agency has reviewed; and

WHEREAS, in keeping with the aforementioned RFQ, Supplemental Information Request, and the Finance Committee's recommendation, the Agency wishes to engage Antares Group Incorporated to provide the Services;

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE NASSAU COUNTY INDUSTRIAL DEVELOPMENT AGENCY, AS FOLLOWS:

<u>Section 1</u>. The Agency hereby ratifies and confirms all actions as described above taken by the Agency's staff to date, and it authorizes the engagement of Antares Group Incorporated to provide the Services, as more particularly described in <u>Exhibit "A"</u> hereto.

<u>Section 2</u>. The Agency hereby determines that the procurement of the Services constitutes a procurement of professional services involving the application of specialized expertise and a high degree of creativity and, therefore, is not subject to the competitive bidding requirements of the Agency's State of Procurement Policy and Procedures.

Section 3. The Agency hereby determines that the proposed action is a Type II Action pursuant to Article 8 of the New York Environmental Conservation Law (including the regulations thereunder, "SEQRA") involving "continuing agency administration" which does not involve "new programs or major reordering of priorities that may affect the environment" (6 NYCRR §617.5(c)(20)) and therefore no findings or determination of significance are required under SEQRA.

<u>Section 4</u>. The Agency hereby authorizes and directs its Chief Executive Officer / Executive Director, Chief Operating Officer/ Deputy Executive Director and/or Administrative Director to enter into an agreement with Antares Group Incorporated for it to provide the Services and for the fee amounts described in <u>Exhibit "B"</u> hereto, on such terms and subject to such conditions as the Chief Executive Officer / Executive Director, Chief Operating Officer/ Deputy Executive Director and/or Administrative Director may deem advisable or necessary, subject to the terms of this resolution, the Agency's budget for the type of services required and the

requirements of the RFQ and Supplemental Information Request, as applicable. The Chief Executive Officer / Executive Director's, Chief Operating Officer/ Deputy Executive Director's and/or Administrative Director's execution of any such agreement or contract shall evidence the Agency's approval of the terms thereof.

Section 5. This Resolution shall take effect immediately.

ADOPTED: February 25, 2021

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

Richard M. Kessel	VOTING	Aye
Lewis M. Warren	VOTING	Aye
Anthony Simon	VOTING	Aye
Timothy Williams	VOTING	Aye
Chris Fusco	VOTING	Aye
Amy Flores	VOTING	Aye
John Coumatos	VOTING	Aye

The foregoing Resolution was thereupon declared duly adopted.

#### STATE OF NEW YORK

### ) SS.:

COUNTY OF NASSAU

We, the undersigned [Vice] Chairman and [Assistant] Secretary of the Nassau County Industrial Development Agency (the "Agency"), do hereby certify that we have compared the foregoing extract of the minutes of the meeting of the members of the Agency, including the Resolution contained therein, held on February 25, 2021 with the original thereof on file in our office, and that the same is a true and correct copy of said original and of such Resolution set forth therein and of the whole of said original so far as the same relates to the subject matters therein referred to.

WE FURTHER CERTIFY that (A) all members of the Agency had due notice of said meeting; (B) said meeting was in all respects duly held; (C) pursuant to Article 5 of the Public Officers Law (the "Open Meetings Law") as modified pursuant to Executive Order No. 202.11, 202.28, 202.48, 202.55, 202.60, 202.67, 202.72, 202.79, 202.87, 202.91 and 202.94 - Continuing Temporary Suspension And Modification Of Laws Relating To The Disaster Emergency - by Governor Andrew M. Cuomo of the State of New York, said meeting was open to the general public, and due notice of the time and place of said meeting was duly given in accordance with such Open Meetings Law; and (D) there was a quorum of the members of the Agency present throughout said meeting.

WE FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, we have hereunto set our respective hands and affixed the seal of the Agency this <u>25th</u> day of February, 2021.

[Vice] Chairman

(SEAL)

### STATE OF NEW YORK

### ) SS.:

### COUNTY OF NASSAU

We, the undersigned [Vice] Chairman and [Assistant] Secretary of the Nassau County Industrial Development Agency (the "Agency"), do hereby certify that we have compared the foregoing extract of the minutes of the meeting of the members of the Agency. including the Resolution contained therein, held on February 25, 2021 with the original thereof on file in our office, and that the same is a true and correct copy of said original and of such Resolution set forth therein and of the whole of said original so far as the same relates to the subject matters therein referred to.

WE FURTHER CERTIFY that (A) all members of the Agency had due notice of said meeting; (B) said meeting was in all respects duly held; (C) pursuant to Article 5 of the Public Officers Law (the "Open Meetings Law") as modified pursuant to Executive Order No. 202.11, 202.28, 202.48, 202.55, 202.60, 202.67, 202.72, 202.79, 202.87, 202.91 and 202.94 -Continuing Temporary Suspension And Modification Of Laws Relating To The Disaster Emergency - by Governor Andrew M. Cuomo of the State of New York, said meeting was open to the general public, and due notice of the time and place of said meeting was duly given in accordance with such Open Meetings Law; and (D) there was a quorum of the members of the Agency present throughout said meeting.

WE FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, we have hereunto set our respective hands and affixed the seal of the Agency this 25th day of February, 2021.

[Assistant] Secretary Chairman

(SEAL)

# Exhibit "A". The Services

### TASK DESCRIPTIONS OUTLINED IN THE CONSULTANT'S SCOPE OF WORK

Antares Group Incorporated (the "Consultant") shall assist the Nassau County Industrial Development Agency (the "NCIDA") and the County of Nassau with the evaluation, development and operation of clean energy technologies, at both commercial- and utility-scale.

### Task 0 – Conduct Review of All Potential Sites

The Consultant will be provided with a variety of data for buildings, parking lots and other sites and structures, for consideration. The Consultant shall complete a "Task 0", which shall begin with its review of all potential sites (or a major portion of them). Only sites with a very low likelihood for development will be eliminated. The remaining sites will be screened and preliminarily prioritized using a proprietary analysis tool already developed by the Consultant for this purpose. Factors considered include, without limitation, capacity hosting potential, economic factors, current site use and occupancy and buildability factors, including location. The analysis will include the use of publicly available aerial imagery and elevation data, to review potential physical limitations. This analysis shall rely on the use of the Consultant's in-house developed GIS analysis methodology, and on leveraging available LiDAR data to assess each potential site's solar resources as impacted by surrounding trees, buildings, and other obstructions. The analysis shall aim to reduce a relatively large data set of real estate resources to a short-list of 20 sites with highest potential. These 20 priority sites will be based on GIS funnel analysis ranking, and to still allow for siting diversity. The short-list will then serve as the starting point for Task 1.

# Task 1 – Conduct a Non-Intrusive Structural and Infrastructure Assessment of Candidate Sites

The purpose of this task shall be two-fold: 1) to collect data needed for future tasks; and 2) to prepare a "fatal flaw" analysis, with recommendations on potential remediation strategies (upgrades to site infrastructure to make development possible).

To begin the evaluation of potential sites, the Consultant's team will review available record documents and drawings, and perform site visits to provide a high level structural and infrastructure assessment for all sites. When necessary, the team will propose modifications needed to support DERs, including solar photovoltaic system and associated infrastructure, and other viable renewable energy generation and storage technologies. That said, the Consultant shall identify sites where the need for such upgrades is minimized (to prevent a negative impact to the project's cost/benefit ratio). The analysis criteria of the DER project sites will include siting, access, building roof age (i.e., remaining life) and condition, electrical capacity and needed upgrades. This shall include: distribution, switchgear, and other power facilities required for interconnection; communications infrastructure for system monitoring and control; and security and maintenance requirements. To the extent applicable, geospatial data for each of these components will be used to model site characteristics and tabulate the evaluation criteria.

For all site visits/investigations, the Consultant will coordinate with staff from the NC DPW regarding scheduling. The Consultant will coordinate site pre-screens with PSEG-LI/LIPA in accordance with Small Generator Interconnection Procedures (SGIP) to gather high-level data on interconnection to the utility system. Further, because larger scale projects which may directly or indirectly affect power flow at upstream substations, the Consultant will reference the publicly available Distributed Generation Injection Capability map, and it shall discuss potential technoeconomic impacts resulting from the project in question. Prior to a site visit, the Consultant will evaluate publicly available wind resource data, to determine whether sufficient wind resource is likely to exist at a given location. During site visits/investigations, the Consultant will assess a variety of technology specific factors, including potential sources of array shading, setbacks, mounting locations, viewshed and other technical constraints and building code requirements. This data will be used as inputs for later tasks as a means to evaluate project performance. The Consultant will also consider the potential for cost-effective and reasonably located energy storage systems, to optimize the output of the generated renewable electricity, and visually evaluate other infrastructure modifications necessary to accommodate the net energy provided by DERs on both a site-by-site and aggregated basis. This evaluation will include preliminary cost estimates for the required infrastructure modifications, using factored or anecdotal cost estimating methods.

Generally, the Consultant recommends that any structural evaluation prepared early in the development phase focus primarily on the additional loading capacities of the roof and underlying structure. In addition to the structural analysis and where applicable, the Consultant will also provide a budget for a professional roof condition assessment.

Further, the Consultant will describe (where applicable, given the urban nature of this effort) potential issues and techno-economic impacts regarding mitigation or prevention of hazards to wildlife created by construction of site-specific systems using existing public information. The Consultant will also provide indicative capital budget impact data, based on anecdote or experience.

The Consultant will indicate (based on experience) which sites are likely to require more detailed environmental, cultural, and historical evaluation for budgeting purposes. It is noted, the cost for any third-party work in this respect is not included in the budget, but it may be added as an option upon request.

The Task 1 deliverable is a technical memo on the structural and infrastructure assessment of potential DER sites, which will also be included in the final report as a dedicated chapter.

# Task 2 - Assess the Annual Potential Electricity Generation Rates for Each Potential DER Candidate Site

To support the data needed to complete this task, the Consultant will prepare preliminary system layouts for each site which will provide reasonable and typical considerations for obstacles, shading (PV projects), wind exposure (wind projects), set-backs, maintenance access and terrain (where applicable).

To perform an assessment of the distributed renewable energy (including solar and wind) generation capabilities for individual candidate sites, the Consultant will use models and methods developed in its practice that are consistent with industry best practices.

Wind resources will be evaluated using a combination of publicly available data, and AWS Truepower's WindNavigator and Openwind software. The assessment will also document DER modeling methods and key assumptions, noting the software and any other tools to be used.

The rate assessment will be completed with an 8760 model that simulates electricity generation for each hour of an average year (e.g., typical meteorological year); and summarizing the results (hourly, monthly and annually) for each site. Key results will include energy model output results in kilowatt-hours, including P50 and P90 metrics. The analysis will also consider annual energy generation and net economic value inclusive of both energy (kWh) and demand (kW).

The Consultant will use the County of Nassau's specific rate schedule to determine avoided costs for each candidate site, as well as summarize the total cost avoidance across all County of Nassau facilities. Potential demand charge reductions will be evaluated only for cases where the installation of battery storage or existing emergency back-up is available. The value of demand reductions will be evaluated based on the appropriate tariff, assuming the project is installed. In addition to determining potential electricity generation and rate structure, the Consultant will assess the viability of energy storage at the candidate sites and provide a rationale for recommended locations (e.g., deferred electrical upgrades, voltage or power factor support, electric vehicle (EV) charging integration, available siting space, capability of islanding distribution segments). This assessment will include an overview of site availability for the necessary components and infrastructure, and potential energy off-takers. The anticipated and optimal storage charging and discharging will be analyzed based on the County of Nassau's peak demand and load profiles, opportunities for load shifting, and opportunities for energy storage activities such as energy arbitrage or energy market participation, as contemplated in Task 3.

For the economic analysis of energy storage (where applicable), the Consultant will use the National Renewable Energy Laboratory's (NREL's) REOpt analysis tool. This tool will be used to evaluate the economic viability of *photovoltaic* (PV)/wind systems connected to battery storage including estimating battery dispatch (discharge patterns), capacity and critical load support.

The Task 2 deliverable will be a technical memo summarizing the assessment of DER rates, the simulation of electricity generation for each site, and the assessment of viability for energy storage. This information will also be included in the final report as a dedicated chapter.

# Task 3 – Develop a Cost-Benefit Analysis and Project Cost Benchmarks for Potential DER Installations

A cost-benefit analysis for each DER site will be developed that considers capital costs, O&M costs, and energy generation (Task 2). Capital costs will be developed using templates prepared as part of detailed financial models constructed by the Consultant for other projects. The Consultant shall maintain a data base of information on key equipment (modules, inverters, turbines, racking systems, energy storage, etc.) and installation costs. Installation costs will include site specific

upgrades, such as resilience measures, and secondary infrastructure upgrades to support interconnection and/or energy storage, as appropriate. As applicable, installation costs drawn from other sources will be adjusted using RSMeans data regional modifiers. O&M costs will be estimated based on information from published sources and O&M contracts that the Consultant has assisted in preparing for other projects. The O&M cost analysis will be inclusive of the major system equipment lifecycle O&M costs and replacement costs. Total costs estimated, prior to any rebates or incentives, will be presented in 2021 dollars as well as the net present value, based on a conservative overall useful life of 20 years. The costs will also be presented in dollars per kWh of gross and net generation over the project life.

The value of energy generation will be evaluated in context of DER Phase One network energy metering (NEM) or value stack tariffs, as applicable, with the LIPA and PSEG-LI riders. This will specifically include the value of DER locational benefits and other value stack components as they pertain to each of the target sites and project specifications. If energy storage is applicable, the potential value of energy arbitrage or energy market participation (as well as demand charge savings) will be taken into consideration. Energy generation value will also consider other incentives and subsidies taking into consideration federal and state opportunities, as well as any applicable utility incentives.

Overall financial indicators will be presented both on a life-cycle cost basis and as a simple payback. A spreadsheet analysis will be presented for each site, providing estimated cost inputs and cashflows used in developing the results.

As indicated above, some details regarding financing, incentives, and subsidies for DER projects will be included in the analysis. Beyond the financial value, the Consultant will discuss in the report application timelines, incentive tiers, and/or other time-based considerations.

Results of the cost-benefit analysis for each site will also be analyzed for the purposes of creating benchmarks useful in evaluating future opportunities. Importantly, project results will be grouped and analyzed based on the type, size and application (roof vs. ground mount, for example). These results, along with a discussion of key drivers impacting the economics, will be used to provide basic benchmarks, and a set of important modifiers (factors that have a significant impact on benchmark applicability), will be noted. This will allow the County of Nassau to use the results presented to reasonably estimate the potential viability of future projects using information about a few key parameters.

Lastly, the results of the cost-benefit analysis will be benchmarked against the current market for power purchasing agreements, to secure equivalent amounts of energy generation through third party development in New York and the County of Nassau (given sufficient, locationally specific, and publicly available information). Importantly, third party power purchasing agreements may be able to take advantage of incentives and subsidies that are not available for self-funded development by municipalities, and they offer many benefits with respect to avoiding upfront capital outlays.

The Task 3 deliverable will be a technical memo summarizing all findings, including the costbenefit analysis and project cost benchmarks for the 15 potential DER installations. This information will also be included in the final report as a dedicated chapter.

# Task 4 – Rank-Ordering Recommendations of Potential DER Projects

The results of the prior tasks will be used to create an evaluation matrix that will use a set of established criteria and development objectives to rank sites in order of development priority. The Consultant will employ a multi-dimensional decision tool that allows criteria and budget constraints to be considered for optimization in the ranking. The criteria, objectives and weighting will be jointly developed in consultation with County of Nassau staff, but the Consultant will provide a standard set of inputs for consideration as a starting point for those discussions.

Importantly, the prioritization model will allow the Consultant to conduct a limited scenario analysis, where priorities are shifted to meet specific objectives. This is specifically relevant to Task 6 efforts, and it is discussed further in that section. In addition to the matrix, a County of Nassau wide map and 15 individual site maps will be provided in PDF format showing the results of the GIS analysis. These maps will provide the location and capacity of the DER systems, as well as the current and planned electric vehicle (EV) charging station locations, around the County of Nassau. These maps will also provide a visual representation of where the project sites are located, and they will indicate where deployment of the DER projects in groups can be completed efficiently.

The Task 4 deliverable is a technical memo summarizing the rank-ordered recommendations of potential DER projects, including a County of Nassau project overview map, individual site layouts and other relevant preliminary design documentation, in PDF format. This information will also be included in the final report as a dedicated chapter.

### Task 5 – Asset Management and Operations & Management (an AM or O&M) Strategy

For this task, the Consultant will draw on the details of existing master services agreements to provide an AM/O&M Strategy chapter of its final report that includes information on key AM/O&M concepts, the potential costs and trade-offs typically associated with current industry best practices. This strategy will consider the requirements of different system types and equipment maintenance schedules and equipment lifetimes. While major ticket items such as inverters and batteries will be discussed, the strategy will also discuss the importance of monitoring and controls systems, wire management, and site-specific considerations. The strategy will also discuss implications of contracting options on costs, risks and oversight time by County officials.

The Task 5 deliverable shall be a technical memo that provides an AM strategy, including available O&M approaches, for the recommended DER systems over the system's lifetime. This information will also be included in the final report as a dedicated chapter.

# Task 6 – Integration of DER Strategy with Energy Benchmarking Needs

The DER study results may be used to inform and define DER options and strategies in the County of Nassau's clean energy implementation planning. Using the information collected in prior tasks and the prioritization tool discussed previously, the Consultant will evaluate the list of potential projects under scenarios where greenhouse gas (GHG) emission reductions and LEED (Leadership in Energy and Environmental Design) building scores or credits associated with "Climate Smart Communities Certification" are used. The Climate Smart Communities Certification program provides credit for several activities associated with the shift to renewable energy, including for performing renewable energy feasibility studies and installing solar energy or other DER projects.

The Task 6 deliverable is a technical memo that advises how the DER study results may be used to inform and optimize DER development strategies in the County of Nassau's energy and emissions reduction planning. This information will also be included in the final report as a dedicated chapter.

# **Task 7 – Develop Technical Project Implementation Details**

The results of the prior projects will be used to develop project specifications suitable for use in issuing a request for proposals ("RFP") for project development to third parties. As appropriate, it is understood that the bid package may include:

- A site-specific project narrative summarizing information collected at a site for this effort; and
- Technical RFP documentation (specification) to inform bidders using preliminary site layouts, preliminary infrastructure estimates, one-line diagrams (including interconnection), tariff analysis, preliminary permitting requirements analysis, energy modeling information and documentation, preliminary structural analysis and known site deficiencies that will require consideration or remediation during engineering and construction; and
- A project O&M scope (sample terms and conditions); and
- Technical construction specifications, including sample contract terms, construction schedules and milestones, commissioning, and performance testing requirements. The Consultant will also provide language and information that may be useful to synergistic development that future bidders should consider in their pricing.

Submitted separately as to avoid requiring extraction from the above package, the Consultant will submit estimates for procuring each target site and a schedule of milestones that will support capital planning and procurement of the selected projects. Selection of the five projects that will be evaluated will be confirmed by the County of Nassau.

Prevention of Significant Deteriorations (PSDs) issues and strategies will be submitted to the County of Nassau for consideration and potential inclusion into the County's Capital Improvement Plan program. For each type of DER project that is recommended for the 15 sites around the

County of Nassau, the Consultant will review relevant current industry codes and standards to create a set of guidelines that will help ensure that new and renovated buildings are constructed to with reasonable accommodations for future DERs projects. Sources will include relevant codes, industry best-practices, and guidance on coordination between the various trades, particularly architects, Molecular and Environmental Plant Sciences (MEPS), and distributed energy resource ("DER") providers. Potential factors where guidance will be provided include solar exposure of building surfaces, structural design considerations, parapet design, readiness of electrical infrastructure for DER tie-in, placement and design of HVAC infrastructure, conduit routing, interior and exterior building space for relevant DER equipment, roof area requirements and set-asides for DER readiness, and specific focus on safety and access elements which may be required for various DERs.

The Task 7 deliverables are RFP bid specifications for the target projects, potential construction terms and conditions, and O&M specifications for each project (by type if top sites are similar in nature). In addition, the final report will include a chapter that references this material, and provides cost and planning information (as well as a guidance regarding best building practices for making new and renovated host sites DER friendly).

# Task 8 – Identify Funding/Financing/Partnership Strategies

The Consultant will provide details on available applicable federal grants through the US Department of Energy's Energy Efficiency and Renewable Energy (EERE) funding opportunities and tax incentives (including the business energy investment tax credit, and the renewable electricity production tax credit). The LIPA/PSEG-LI Green Energy program incentives, as well as residential feed-in tariff programs (I, II, III, or V) or commercial based Phase One Value Stack tariff, will be reviewed. Green Energy program options include the PSEG Long Island's Dynamic Load Management Program for solar photovoltaic system + Battery Storage Systems and the NY-Sun Incentive program. Based on previous experience with solar projects, the Consultant will also provide information on typical power-purchase agreement terms and conditions, options for simply leasing space for development, and public-private partnership opportunities that may include bundled development rights.

The Task 8 deliverable is a technical memo identifying funding/financing/partnership strategies.

# Task 9 – Prepare Final Report and Presentation

The Consultant will prepare a comprehensive draft final report in PDF format that incorporates each of the deliverables associated with Tasks 1-8. This file will either be e-mailed or be made available for download via file share/FTP. The Consultant shall include two (2) weeks in the work schedule to allow for NCIDA staff to review and comment, and an additional week for the Consultant to provide a final report, also in PDF format.

Additionally, the Consultant will provide supporting data and analysis developed in the course of this project, providing the deliverables to the NCIDA in native electronic format(s) such as spreadsheet or Geographic Information Systems (GIS) files, as requested.

Following final report approval by the NCIDA, the Consultant will prepare a Microsoft PowerPoint presentation that summarizes the report's key findings and highlights recommendations.

The presentation will be delivered via email or made available for download to designated NCIDA staff and County of Nassau staff.

It is understood that the Consultant has not included a price for travel and time to prepare for a presentation to the County Legislature, as the need for it is not known at this time. That said, upon request, the Consultant will prepare and provide such a presentation, with work billed separately on a time and materials basis using the labor rates provided in this Agreement.

### **Timeline to Completion**

Required tasks are expected to be completed within thirty-four (34) weeks from the Consultant's receipt of a notice to proceed from the NCIDA, please refer to **Exhibit "C"** for the detailed project timeline (the "**Project Timeline**").

### Information and Resources to be provided by the County of Nassau to the Consultant:

- A POC with the County of Nassau will be identified, and serve as the primary point of contact with the Consultant; and
- Data on the size, age, and configuration of buildings, parking lots, and other structures within the scope of this study; and
- Data on electrical infrastructure, including, but not limited to, proximities to the evaluated DER sites of electrical access points, available breakers and distribution panels, and the ratings of those facilities (as deemed necessary by the County to perform the scope of work); and
- Historic County of Nassau-wide utility data, where available; and
- Geographic Information System (GIS) assets relevant to perform the Scope of Work; and
- Relevant County reports, such as the County's Capital Improvement Plan; and
- Access to secured and restricted areas, as deemed necessary by the County of Nassau to perform the scope of work; and
- Rules and guidelines related to County of Nassau site access and safety, and training where required, for accessing rooftop and other areas where safety procedures apply (e.g., fall protection and the use of personal protective equipment); and
- The coordination of meetings with County of Nassau stakeholders, as necessary for the Consultant to gather data, understand County processes, and clarify study findings.

### Exhibit "B"

# Compensation

The amount to be paid to Antares Group Incorporated, as full consideration for its Services provided pursuant to this resolution shall <u>not</u> to exceed the sum of **One Hundred Twenty Thousand and XX/100 (\$120,000.00) Dollars**.