

Solar Request for Proposals (RFP):

Lower Moosa Canyon Reclamation Facility

http://therenewablesRFP.com

Released September 4, 2019.



29300 Valley Center Rd. Valley Center, CA 92082

REQUEST FOR PROPSALS: Lower Moosa Canyon Reclamation Facility

Solar PV System

Date released: September 4, 2019

Mandatory Site Walk: October 1, 2019 at 2:00 p.m. PDT

Due Date and Time: October 22, 2019 at 4:30 p.m. PDT

Available from: https://therenewablesRFP.com



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Introduction

Valley Center Municipal Water District (VCMWD) is a special district in San Diego County, California, authorized by the California State Legislature under the Municipal Water District Act of 1911. To meet the water needs of its customers throughout its 100 square mile service (64,253 acres), the District has constructed a water system that today consists of:

Enclosed Reservoirs: 4371

Enclosed Water Storage Capacity: 421 af

Water Lines: 301 miles

Pump Stations: 29

Number of Electric Pumps: 113

Number of Natural Gas Engine Pumps: 8

Aqueduct Connections: 7

Emergency Water Storage: 1,612 af (Lake Turner)

Solar Power Generation Sites: 7 Total Pump Capacity: 19,960 hp.

VCMWD's seven existing solar facilities produce over 1.1 million kWh annually.

Project	Start Date	kWh Produced 2018 Fiscal
		Year
Lake Turner	1/1/2009	857,920
Tyler Pump Station	4/26/2013	43,859
Circle R Pump	10/23/2013	46,970
Station		
Cobb Reservoir	3/6/2015	27,282
MJM Pump Station	5/14/2015	22,257
Cool Valley Pump	2.25/2016	79,952
Station		
Miller Pump Station	5/24/2016	51,584





VCMWD is interested in developing additional solar projects. This Lower Moosa Canyon Reclamation Facility (Moosa) is the first Request for Proposal (RFP) of an expected four additional projects¹.

VCMWD is soliciting proposals from qualified solar PV (solar) providers to design, build and finance an approximately 200 kW(ac) project at Lower Moosa Canyon Reclamation Facility. VCMWD is interested in either a Power Purchase Agreement (PPA) or lease financed project. The successful proposer is responsible for all project permitting unless agreed to by VCMWD. Proposers shall have demonstrated experience designing, planning, scheduling, permitting and constructing complete solar electric systems, have relationships with/knowledge of SDG&E, provide project financial analysis and rebate support (if any), provide system monitoring technology, and have established onsite safety standards.

This RFP is conducted in accordance with California Government Code Section 4217.10 et seq. VCMWD intends to select a proposer to perform a paid from savings project as allowed under Government Code Section 4217.10 et seq. Proposals submitted must include evidence sufficient for VCMWD to make the requisite statutory findings under Government Code Section 4217.10 et seq. and proceed with contract award.

General Conditions

- 1. Each proposer is responsible for reviewing and understanding all terms of this RFP. Failure to thoroughly examine or request clarification on RFP terms may result in disqualification.
- 2. Any proposal may be withdrawn at any time prior to the due date with a written request signed by the authorized proposer representative. Revised proposals may be submitted up to the original due date/time.
- 3. Issuance of this RFP and receipt of proposals does not commit the VCMWD to move forward with an award or complete the project described. VCMWD reserves the right to postpone the RFP award process, to cancel the RFP at any time, to accept or reject any or all proposals received in response to this RFP, and to modify the scope of the project at any time. VCMWD further reserves the right to negotiate any price or provision, task order or service.

¹ The others include adding solar at the VCMWD Corporate Facility (~100 kWac), Miller Pump Station (~392 kWac), and Betsworth Pump Station (~185 kWac). Solicitations for these projects will be forthcoming. These will be available on https://therenewablesRFP.com.



VCMWD MOOSA RFP. PAGE 5



- 4. Each proposer to this RFP must comply with the specified communication requirements. Any proposer who communicates concerning this RFP with parties or via methods not provided for in this RFP, may be subject to disqualification. Such communication includes contact with VCMWD officials, staff or members of the evaluation committee regarding this RFP through channels or with persons other than as designated in this RFP.
- 5. Pursuant to Government Code section 1090 and any other laws, rules and regulations that may apply, the proposer covenants that neither it, its subcontractors nor employees presently have an interest, and shall not acquire any interest, direct or indirect, financial or otherwise that would conflict in any manner or degree with contract awarded from this RFP. Proposer certifies that to the best of its knowledge, no one who has or will have any financial interest in the contract awarded from this RFP is an officer or employee of VCMWD. Through its submittal of a proposal, proposer acknowledges that it is familiar with Section 87100 et seq. and Section 1090 et seq. of the Government Code of the State of California and will immediately notify VCMWD if it becomes aware of any facts concerning the contract to be awarded that constitute a violation of said provisions.
- Each proposer is expected to fully inform themselves as to the conditions, requirements, and specifications of the RFP before submitting proposals. Failure to do so will be at proposer's own risk, and they cannot secure relief on the plea of error.
- 7. Proposers are NOT allowed to submit more than one proposal.
- 8. The successful proposer shall pay all federal, state and local taxes, levies, duties, and assessments of every nature due in connection with any work under the contract and shall indemnify and hold harmless VCMWD from any liability on account of any and all such taxes, levies, duties, assessments, and deductions. proposal prices shall include said taxes
- 9. VCMWD shall not have any obligation whatsoever and in any manner for any proposer's proposal preparation, interview, fee negotiation or other marketing costs associated with this RFP Such costs shall be borne solely by the proposer.
- 10. In submitting a proposal in response to this RFP, proposer is certifying that it takes no exceptions to this RFP including, but not limited to, Exhibit D. If any exceptions are taken, such exceptions must be clearly noted in the proposal and may be reason for rejection of the proposal. As such, proposer is directed to carefully review the attached Exhibit D and, in particular, the insurance and indemnification provisions therein.
- 11. Pursuant to *Michaelis, Montanari, & Johnson v. Superior Court* (2006) 38 Cal.4th 1065, proposals submitted in response to this RFP shall be held confidential by





VCMWD and shall not be subject to disclosure under the California Public Records Act (Cal. Government Code section 6250 et seq.) until after either VCMWD and the successful proposer have completed negotiations and entered into an Agreement or VCMWD has rejected all proposals. All correspondence with the VCMWD including responses to this RFP will become the exclusive property of the VCMWD and will become public records under the California Public Records Act. Furthermore, VCMWD will have no liability to the proposer or other party as a result of any public disclosure of any proposal or the Agreement. If a proposer desires to exclude a portion of its proposal from disclosure under the California Public Records Act, the proposer must mark it as such and state the specific provision in the California Public Records Act which provides the exemption as well as the factual basis for claiming the exemption. For example, if a proposer submits trade secret information, the proposer must plainly mark the information as "Trade Secret" and refer to the appropriate section of the California Public Records Act which provides the exemption as well as the factual basis for claiming the exemption. Although the California Public Records Act recognizes that certain confidential trade secret information may be protected from disclosure, VCMWD is not in a position to establish that the information that a proposer submits is a trade secret. If a request is made for information marked "Confidential", "Trade Secret" or "Proprietary", the VCMWD will provide proposers who submitted the information with reasonable notice to seek protection from disclosure by a court of competent jurisdiction.

- 12. An award under this RFP will not be based solely on the lowest solar energy unit price but will be made to the proposer with the overall best value proposal. The successful proposal will meet the project site design guidelines and provide service level acceptable to the VCMWD.
- 13. Proposals shall remain valid for 60 days after proposal is submitted.
- 14. Upon award, successful proposer shall secure all appropriate licenses and permits to complete the scope of work included in this RFP.
- 15. Successful proposer will enter into a formal agreement with the VCMWD following successful negotiation.

RFP Schedule

The schedule for this RFP is as indicated below. It may be modified at the discretion of VCMWD. An addendum will be issued in the event of any scheduling changes.





Project Milestone	Date/Time
RFP Advertised/released Available at theRenewablesRFP.com	September 4, 2019.
Notice of Intent to Submit Proposal/Attend Sitewalk	September 17, 2019
Mandatory Site Walk/Pre-Proposal Conference	October 1, 2019 at 2:00 p.m. PDT
Requests for Information (RFIs) Due	October 8, 2019
Answers to RFIs available on the RenewableRFP.com	October 15, 2109
Proposal Due	October 22, 2019 before 4:30 p.m. PDT Electronic version and Hardcopy summary with flash drive
Notice of Intent to Award	November 5, 2019
Fully Executed Contract	As Soon As Possible - TBD
Project Notice to Proceed	TBD
System Operation Date	TBD

Mandatory Site Walk

Mandatory pre-proposal meeting and site walk are scheduled for October 1, 2019 at 2:00 p.m. PDT. All interested firms must attend this required site visit. Participants will meet at the Moosa Canyon Reclamation Facility location at 8711 Circle R Drive, Valley Center, CA at the time stated above. Please submit confirmation with the names of those attending the site walk by September 17, 2019 at 4:30 pm PDT.

Clarifications/Request for Information

Please submit questions via email to <u>lon@energywaterexpert.com</u>. Copies should be sent to <u>ghoyle@vcmwd.org</u>. Responses to questions will be posted on RFP website and will be available all proposers.





Notice of Intent to Submit Proposal and Attend Mandatory Site Walk

Proposers must notify VCMWD of their intent to participate in the site walk and of their intent to submit a proposal to lon@energywaterexpert.com and <a href="ghtps:/ghtps:

Proposal Submission Guidelines

Electronic and one hard copy submission required by October 22, 2019 at 4:30 pm PDT. One electronic copy of all files should be emailed to ghoyle@vcmwd.org and one to lon@energywaterexpert.com. If files are too large to be emailed proposers should establish a drop site and provide access information. Please also provide a hard copy of the proposal along with flash drive including all files to:

Greg Hoyle
Director of Operations & Facilities
Valley Center MWD
29300 Valley Center Rd
Valley Center, CA 92082.

Selection Process

Award, if made, will be made to the proposer offering the most advantageous proposal after consideration of all factors set forth in this RFP (i.e., evaluation criteria, interviews, independent research/reference checks, etc.). VCMWD reserves the right to reject all proposals, select by proposal review only or interview as needed. Certain firms may be selected to make a brief presentation and oral interview after which a final selection will be made. The successful proposer will be selected on the basis of information provided in the RFP, in-person presentations (if any), and the results of VCMWD's research and investigation. Upon selection of a firm, the VCMWD will endeavor to negotiate a mutually agreeable agreement with the selected firm. In the event that the VCMWD is unable to reach agreement, the VCMWD will proceed, at its sole discretion, to negotiate with the next firm selected by the VCMWD. The VCMWD reserves the right to contract for services in the manner that most benefits the VCMWD including awarding more than one contract if desired.





Project Background

VCMWD's interest in pursuing additional solar photovoltaic projects is fundamentally to reduce SDG&E electricity use/electricity costs. Subservient goals and objectives are to reduce GHG (greenhouse gas) in concert with California policy goals and to support VCMWD sustainability goals.

Project Description

The project site is located at 8711 Circle R Drive, Valley Center, CA 92082

- Description of Site: 33.15.1606N, 117.09.0789W. Overhead shot in Exhibit A. The Interstate 15 corridor on the west end of the District, including Hidden Meadows, Lawrence Welk, and Castle Creek areas, is served by the Lower Moosa Canyon Water Reclamation Facility (see Exhibit A). Most property in the Moosa area is on a gravity wastewater system, but some parcels above the Lawrence Welk area have a pressure system. Lower Moosa Canyon Water Reclamation Facility named "Treatment Plant of the Year" by the California Water Environment Association in 2014.
- Desired System Size: The solar system shall be comprised of an array of photovoltaic panels and electrical equipment components of approximately 200 kW(ac) sized to maximize savings.
- Description of Desired Solar System: Ground mount (fixed)
- **Project Financing:** Proposers need to provide proposals with a Power Purchase Agreement and Lease.
- **Duration:** A 20-year PPA/Lease is desired.
- Additional Considerations: PPA/Lease should include buyout options at 5, 10, and 15 years.
- **Operation & Maintenance:** The selected Company will provide O&M services for 20 years following install as long as the PPA/Lease is in place.
- Monitoring third party monitoring, preferably Locus system.

Scope of Work

VCMWD is soliciting proposals from qualified solar providers to design, build and finance and operate an approximately 200 kW(ac) ground-mount solar photovoltaic project at the site address. The goal of this RFP is to identify a solar partner with the necessary experience to ensure a fully managed and well executed process. The successful proposer will have demonstrated experience financing, designing, planning, scheduling, permitting and constructing, interconnection and owning a solar PV system. Contractor is responsible for any and all permitting. Proposers must have experience





with SDG&E regulations, provide project financial analysis, and have established onsite safety standards.

Design Guidelines

Contractor should consider the following guidelines when designing the solar system.

Ground-Mounted Solar

The contractor shall develop a design for a new photovoltaic system. Not all locations identified need to be utilized. It is the responsibility of the contractor to assess site topography and geotechnical attributes to estimate costs related to project installation. VCMWD do the environmental permitting, preparing a Negative Declaration.

- Mounting system shall be either directly anchored into the ground (driven piers, concrete footers, ground screws, etc.) or ballasted on the surface without ground penetration. Mounting system design needs to meet applicable local building code requirements with respect to snow, wind, and earthquake factors.
- Panels' orientation or azimuth shall be within 20-30 degrees of due south.
- Panels' tilt shall be based on site latitude and wind conditions.
- Ground cover and vegetation management shall be included in the proposal.
- Storm water management and erosion control management plan shall be included in the proposal.
- All lines interconnecting solar arrays to point of interconnection shall be underground.

Code Specifications

All power generation and transmission equipment must be UL listed for its designed use. Construction must comply with current adopted State Building Code, which includes: International Building Code, National Electric Code (NEC) and State Fire Marshall (if applicable).

- Modules: System modules shall be UL1703 listed, and CEC-listed
- **Inverters:** Shall be UL1741 listed and must be CEC-listed with an efficiency of 95% or higher

Contractor Responsibilities

The final design package and documents shall include the following but are not all required in the proposal stage. Please reference the proposal requirement section for detailed proposal submission requirements:

- Description of the solar system
- Construction documents and engineering calculations





- Layout drawing of installation site providing location of all equipment
- Equipment details and specifications
- Schedule for equipment procurement and installation
- Description of how SDG&E grid interconnection requirements will be met
- Description of controls, monitors, and instrumentation to be used for the solar system
- Equipment and installation manuals
- Safety plan
- Quality control plan
- Operations and Maintenance manuals for system operations and performance monitoring over the life of the contract
- · Web-based monitoring for 20 years
- Close out report including the following information: system nameplate size, the overall installed cost of the system and estimated and guaranteed annual kilowatt hour (kWh) production (if applicable).

Warranties for Lease Proposals Only

The solar provider's standard system warranty coverage should cover modules, inverter, racking and workmanship.

- Modules: 25-Year Power Output & 10 Workmanship Limited Warranty
- **Inverter:** 10-Year Limited Warranty, Provide a price and/or plan for inverter replacement in year 11 and beyond
- Racking: 10-Year Limited Warranty priority
- Workmanship: 1 Year Limited Warranty

Bonding, Insurance, Indemnity, and Prevailing Wage Requirements – See Exhibit D.

System Monitoring

Monitoring of system performance and providing public education and outreach is an important element of this RFP. The VCMWD will favor a proposal that includes a turnkey monitoring system that can be integrated into the VCMWD computer system for display on the VCMWD website. The system should display and analyze historical and live solar electricity generation data. Additionally, the regularly collected data should reflect, but not be limited, to the following:

- Average and accumulated output (kWh/kW and total kWh)
- Capacity factor





Operation and Maintenance of System

The successful proposer will be required to provide operation and maintenance of the entire solar electric system for the 20 years term of the PPA or lease. Operations and maintenance services include:

- Online monitoring
- Performance monitoring, notification, and troubleshooting must have personnel available to notify VCMWD of an outage or decrease in system production
- Corrective maintenance to mitigate any risk to the system or minimize down time
- System Performance Reports that compares actual production to predicted production
- Preventative maintenance and inspections to identify and fix problems before they occur, including infrared photography for hot spots, manufacturer recommended maintenance, hardware torque checks, and array cleanings
- Weed abatement for ground mount

Prior to system start-up, the successful proposer shall supply VCMWD two copies of all Component Product Data and Component Operation and Maintenance manuals. The information shall be sufficient for VCMWD to evaluate and ensure appropriate O&M is being completed over the life of the system. Examples of components include solar panels, conduit, inverter, net metering equipment, etc. Project as-builts that detail location of all above and underground utilities and components shall be submitted within 30 days of system start-up.

Proposal Requirements

Proposal response date is no later than October 22, 2019 at 4:30 p.m. PDT for electronic submittals and for hard copy. Proposals received after this time will not be considered. It is the responsibility of the proposer to ensure that the proposal and all attachments thereto are received by VCMWD in a timely manner.

Proposal Format

Please include the following sections in your proposal submittal in the following order.

• Cover/Transmittal Letter: Cover letter should be addressed to:

Greg Hoyle Director of Operations & Facilities Valley Center MWD 29300 Valley Center Rd Valley Center, CA 92082





and signed by a legally authorized representative of the proposer. Cover letter should summarize key provisions of the proposal and must include name, address, phone and email of the proposer contact.

- **Executive Summary**: Include key provisions of the proposal, including pricing, proposer's role on project, brief description of proposed system, financing, relevant experience of proposer/company, and key timeline dates.
- Company Profile: Years in business, description of proposer/company background, applicable state licensing, OSHA background and safety protocol, Insurance, Quality Assurance/Quality Control documentation, CSLB license number.
- **Project Experience:** Include projects completed in the last 5 years similar in scope and size to the proposed project. Include project name, system size, location, and brief 2-3 sentence project description. Highlight companies permitting and interconnection experience with SDG&E.
 - References: Provide 3 project references with direct client phone numbers.
- Project Team: Organization chart and bios (length of time with firm, key projects)
 of key team members, capability to perform work/workload capacity. Please only
 profile individuals that will directly be working on this project. Clearly identify the
 project manager.
- **Technical Solution/Scope of Work:** Describe your technical approach to the design and construction of the solar project including:
 - o Technical Approach, Design, Equipment, Installation
 - Panels, inverter, racking specifications
 - Equipment and workmanship warranties
 - Exhibits showing proposed layouts and system single line diagrams
 - Proposed monitoring system/solution
 - Operations & Maintenance Plan offered for the project. Please price O&M plan separately
- **Production Guarantee:** Provide a kWh guarantee for year 1, along with an annual production guarantee as long as the lease or PPA. Performances guarantee should be measured, and any shortfall (damages) trued up on an annual basis. Provide a maximum annual allowed degradation factor.
- Estimated Value of Solar System Construction Provide and estimated value
 of the complete solar system, including, but not necessarily limited to all labor,
 materials, profit, over-head, and permitting cost. The District shall reserve the
 right to review and seek modifications to the estimated it deems prudent and
 appropriate based upon its experience and expertise.





- **Price Proposal:** Provide a PPA and Lease price for the system.
 - Present year 1 20-year financial indicators. Provide payback period, IRR, and NPV (use a 4% discount rate to determine net present value and internal rate of return)
 - Present annual cash flows (pro forma). Include inverter replacement at vear 11.
 - Annual expected (guaranteed) PV electrical production by year.
 - Annual value of electricity from this project (\$/kWh).
- **Safety**: Please include a brief description of the safety practices of your firm, as well as the OSHA Reporting Indicators for the last 3 years.
- **Proposed Schedule**: Identify key project milestones and include any necessary review periods for VCMWD. Include an expected completion date (utility PTO).
- Sample Contract: Please provide a sample contract for a PPA and a Lease option. Include specifics of a buyout provision for VCMWD at 5, 10, and 15 years.
- Appendices
 - System production forecasting and calculation assumptions
 - o Economic assumption, including NEM2 cost assumptions.
- Attachment 1. Noncollusion Declaration (signed)
- Attachment 2. Workers Compensation Insurance Certificate (signed)

Evaluation/Selection Criteria:

The VCMWD will evaluate proposals according to the evaluation criteria below. Result of this step will be the identification of the selection of a proposal for negotiation of a contract. Points will be awarded based on the relative merit of the information provided in the response to the solicitation. Selection based on the total number of points awarded by the evaluation committee.

•	Proposal Cost Effectiveness	65 points
•	Technical Approach/ Implementation Schedule	10 points
•	Company Qualifications/Project Experience	15 points
•	Project team, team experience and approach	10 points

VCMWD may elect to conduct interviews with selected proposers to ask questions or for more detail on the proposed project. The VCMWD reserves the right to seek supplemental information from any proposer at any time after official proposal opening and before award. This will be limited to clarification or more detail on information included in the original proposal. Upon acceptance of a proposal and intent to award, the successful proposer will be required to execute and return all required project





documents and certificates of insurance within 10 days from the Notice of Award. Should the selected firm fail or refuse to execute the project documents, the VCMWD reserves the right to accept the proposal of the firm offering the next best value to the VCMWD.

Noncollusion Declaration:

Proposers shall submit as part of their proposal documents the completed Non-Collusion Declaration attached hereto as Attachment 1.

Worker's Compensation Insurance Certificate:

Proposers shall submit as part of their proposal documents the completed Worker's Compensation Insurance Certificate attached hereto as Attachment 2.

RFP Exhibits [all available on RFP website http://therenewablesRFP.com]

Exhibit A: Moose site overhead aerial and site electrical single line electrical diagram

Exhibit B: Site SDG&E bill summary – 2017 to present and Site Monthly SDG&E bills

Exhibit C: Site Interval Demand data – 15-minute interval data from 6/18 to 6/19

Exhibit D: Bonding, Insurance and Prevailing Wage Requirements

ADDENDUM. Additional RFP Support Documents

[] Addenda

Questions and Answers Additional Information

[] Site Walk Information





RFP SUBMISSION CHECKLIST

Due Dates
[] Notify VCMWD of Intent to Attend Pre-proposal and Site Walk Conference and
Submit Proposal (September 17, 2019 at 4:30 pm PDT
[] Attend Pre-proposal Conference Site Walk (October 1, 2019 at 2:00 p.m. PDT)
[] Provide VCMWD with any questions/clarifications (by October 8, 2019 at 4:30
pm PDT).
[] RFP due. One hard copy to Greg Hoyle, VCMWD, and electronic copies
emailed to





ATTACHMENT 1 NONCOLLUSION DECLARATION

The undersigned de	eclares:	
I am the	of	, the party making the
foregoing proposal		
company, associatisham. The Propose in a false or sham agreed with any Propose from bidding. The communication, or Proposer, or to fix a Proposer, or to seconterested in the proposer has not, do the contents thereo any fee to any corpany member or age not pay, any person execut joint venture, limit represents that he cof the Proposer. I declare under per	on, organization, or corporate or has not directly or indirect proposal, and has not directly or proposer or anyone else to put Proposer has not in any mar conference with anyone to fix any overhead, profit, or cost of the cure any advantage against the proposed contract. All states irectly or indirectly, submitted for or divulged information of poration, partnership, companient thereof to effectuate a colling or entity for such purpose. The ingential that the colling this declaration on behalf ed liability company, limited for she has full power to execute alty of perjury under the law	In behalf of, any undisclosed person, partnership, ion. The proposal is genuine and not collusive or ly induced or solicited any other Proposer to put y or indirectly colluded, conspired, connived, or in a sham proposal, or that anyone shall refrain mer, directly or indirectly, sought by agreement, ix the proposal price of the Proposer or any other element of the proposal price, or that of any other ne public body awarding the contract of anyone ments contained in the proposal are true. The id its proposal price or any breakdown thereof, or redata relative thereto, or paid, and will not pay, by association, organization, bid depository, or to usive or sham proposal and has not paid, and will of of a Proposer that is a corporation, partnership, a liability partnership, or any other entity, hereby tute, and does execute, this declaration on behalf
	[city],	executed on [date], at _[state].
Proposer Name	(Person, Firm, Corp.)	Title of Authorized Representative
Address		Name of Authorized Representative
City, State, Zip		
(Date)		(Signed at (Place)





ATTACHMENT 2 WORKER'S COMPENSATION INSURANCE CERTIFICATE

The Proposer shall execute the following form as required by the California Labor Code, Sections 1860 and 1861:

I am aware of the provisions of Section 3700 of the Labor Code, which require every employer to be insured against liability for worker's compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this contract.

Name of Proposer (Person, Firm, or Co	rporation)
Signature of Proposer's Authorized Rep	resentative
Name and Title of Authorized Represen	ntative
Date of Signing	

