



City of Shellsburg, Iowa

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REQUEST FOR PROPOSAL

On-site Solar Photovoltaic System Installation

November 30, 2022

Proposal Due Date and Time: January 27, 2023, 3:00 P.M.

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1. Project Overview

1.1. Introduction

The City of Shellsburg, Iowa (hereby referred to as “Shellsburg”) is soliciting proposals from qualified solar photovoltaic (PV) providers to design, engineer, and build a turn-key ground-mount, fixed-tilt, solar array installation capable of 193,000 kilowatt-hours (kWh) annual output net-metered to the City wastewater treatment plant (WWTP). Respondents shall have demonstrated experience designing, planning, scheduling, permitting, and constructing complete solar PV systems, have knowledge of local utilities net metering and interconnection requirements, provide project financial analysis, and capability to provide system monitoring and maintenance. This project is funded, in all or part, by American Recovery Act funds emanating from the U.S. Department of Treasury as well as by Inflation Reduction Act Investment Tax Credit Direct Payment incentives for Cities.

1.2. Purpose of RFP

Shellsburg’s interest in pursuing this solar PV project reflects the following prioritized goals:

1. Community Attraction: Visibly show the Shellsburg’s commitment to environmental, social, and financial sustainability with renewable energy through visible local projects;
2. Financial: Reduce grid electricity purchases and electricity costs benefiting users of the WWTP utility;
3. Economic: Support Iowa solar businesses, jobs, and workforce development;
4. Environment: Reduce Shellsburg’s impact on the climate by reducing greenhouse gas emissions;
5. Social: Provide regional health benefits through reduced regional air pollution from coal and natural gas electricity generation;
6. Resiliency: Increase the resilience of the WWTP facilities through the potential to integrate the PV system with onsite backup diesel generator electricity at a future date.

1.3. Shellsburg Background

The Shellsburg wastewater utility proudly serves just under 1,000 residents in addition to the Timber Ridge Mobile Home Community just south of city limits. Shellsburg is governed by a Mayor-Council form of government. Over the last three years (dating back to September 2019) Shellsburg utilized an average of 175,500 kWhs of electricity at the WWTP. The WWTP is served by Alliant Energy. As a result of the COVID19 Pandemic and the subsequent federal American Recovery Act (ARA) the city received an allocation of funding from the United States Department of Treasury ARA funds thru the State of Iowa. City leaders have made the decision to allocate those ARA funds toward a public improvement project that will provide a long-term public benefit to utility ratepayers. Through this RFP, Shellsburg seeks to progress towards achieving community environmental, social, financial, and economic goals; thus, the decision to purchase a PV system to offset electric utility-supplied electricity at the WWTP.

1.4. Project Details

- **Desired Solar PV System Description:** Shellsburg is seeking a ground-mount, grid-interconnected PV system capable of 193,000 kWhs of annual production at the WWTP. Further detail showing City-owned parcels and aerial images of the WWTP is provided in Attachment A. The system will be installed to the east of the existing WWTP in a designated floodplain.
- **Project Financing:** Shellsburg will purchase the system outright utilizing capital from ARA, Inflation Reduction Act (IRA) 30 Percent Direct Payment Investment Tax Credit, and wastewater utility funds as necessary. Shellsburg has the right to go forward with none of the proposals.
- **System Ownership:** The City of Shellsburg will own the solar PV system.
- **Operation and Maintenance (O&M):** The selected Proposer must have the capability to provide warranty and operation and maintenance services for the proposed PV system.

- **Monitoring:** Shellsburg requests a turnkey web-based monitoring system showing individual module and overall system performance to be utilized by the Utility Superintendent at any location with an internet connection.
- **Warranty:** Shellsburg requests standard workmanship and component warranties as well as extended warranty option for string inverters.

2. Scope of Work

Shellsburg is soliciting proposals from qualified solar providers to design, engineer, build, and be capable of providing maintenance on a turn-key installation ground-mount, grid-interconnected, solar PV system adjoining the Shellsburg WWTP. The goal of this RFP is to identify a solar partner with the necessary experience to ensure a fully managed and well-executed construction, interconnection, and commissioning. The successful respondent will have demonstrated experience designing, planning, scheduling, permitting, constructing, interconnecting, and maintaining a similar size commercial scale net-metered PV system. Proposer is responsible for all permitting and licenses and should include the cost of all permitting in their proposal. Respondents should be familiar with Alliant Energy Tariffs and interconnection regulations and have established on-site safety standards. Shellsburg reserves the right to modify the scope of the project at any time.

2.1. Design Guidelines

The Proposer shall include design documents for all elements of the project, including, but not limited to, structural, architectural, mechanical, and electrical. Proposer should consider the following guidelines when designing the solar PV system.

Ground-Mounted Fixed Tilt Solar

The Proposer shall develop a design for the new PV system that meets the city's desired annual kWh production goal. It is the responsibility of the Proposer to assess site topography and geotechnical attributes to estimate costs related to project installation. With the exception of a floodplain construction permit, proposer is responsible for the costs of securing any permits necessary to install a ground-mounted system.

- Mounting system shall be directly anchored into the ground via C piles or ground screws designed to minimize volume displacement in the floodplain. The soil in the area of the existing WWTP is dark brown silty clay with organics (0-2 feet) and silty clay from 2-16 feet from the WWTP base ground elevation. Light brown, gray fines to coarse sand with gravel exists deeper than 16 feet.
- Mounting system design needs to meet applicable local building code requirements with respect to snow and wind loading factors.
- Mounting system should be fixed tilt.
- Modules' tilt angle shall maximize annual production while considering site latitude and wind loading factors.
- Except for the piers, the array and balance of system components shall be constructed above the 0.2 percent annual chance flood hazard elevation (approximately the same elevation as ground level in the central area of the WWTP (see floodplain map in Attachment B).
- The array azimuth shall be designed for efficient use of the available land for the array, likely between 190 and 195 degrees.
- Weatherproof piping and wiring of the system to the tie-in with the main breaker panel;
- Ground cover directly beneath the modules shall include weed-mat barrier cloth and minimum of 2-inches light-colored rock on top of the fabric. Ground disturbed from construction should be revegetated with rhizomatous turf-type fescue (RTF) and rye. Post construction vegetation management will be the responsibility of the city.
- Perimeter fencing which will be completed by the city.

- Describe plans for storm water management and erosion control for construction and post-construction phases.

2.2. Code Specifications

The installation and power generation and transmission equipment shall comply with applicable building, mechanical, fire, seismic, structural, and electrical codes. Only products that are listed, tested, identified, or labeled by Underwriters Laboratories (UL) or another nationally recognized testing laboratory shall be used as components in the project. Construction must comply with current adopted City Building Code, which includes: International Building Code, National Electric Code (NEC) and State Fire Marshall. Perimeter fencing which will be completed by the city.

- **Modules:** System modules shall be certified to International Electrotechnical Commission (IEC) 61215 or 61646 performance standards and Underwriter Laboratories (UL) 1703 fire code listed.
- **String Inverters:** Shall be performance certified to IEC 62109, UL1741 listed and CEC-listed with an efficiency of 95% or higher.
- **Microinverters:** The following certifications shall apply:
 - UL 1741, Standard for Safety for Inverters, Converters, Controllers and Interconnection System Equipment for Use With Distributed Energy Resources
 - UL 1741, Second Edition, dated January 28, 2010. Including the requirements in UL 1741 Supplement SA, sections as noted in the Technical considerations.
 - IEEE 1547, IEEE Standard for Interconnecting Distributed Resources with Electric Power Systems.
 - IEEE 1547.1, IEEE Standard for Conformance Test Procedures for Equipment Interconnecting Distributed Resources with Electric Power Systems.
 - UL 62109-1, Safety of Converters for Use in Photovoltaic Power Systems - Part 1: General Requirements; IEC 62109-2, Safety of Power Converters for use in Photovoltaic Power Systems - Part 2: Particular Requirements for Inverters.
 - CSA C22.2 No. 107.1-3, General Use Power Supplies.

2.3. Warranties

The Proposer must provide their standard system warranty coverage along with specific equipment warranty coverage for modules, inverter, racking and workmanship.

- **Modules:** 25-Year Power Output & 10 Workmanship Limited Warranty
- **String Inverter with DC Power Optimizers:** 12-Year Limited Warranty. Provide a price and/or plan for extending the inverter warranty beyond 12 years.
- **Microinverter:** 25-year warranty.
- **Workmanship:** One Year Limited Warranty

2.4. Inspection and Commissioning

To ensure compliance with all electrical codes, an inspection by a licensed electrical inspector is mandatory after construction as well as by the State electrical inspector. Commissioning tests shall be included in the final inspection. The Proposer's independent commissioning agent shall ensure that:

- All equipment specifications match the proposed equipment specifications;
- The physical layout aligns with the as-built diagrams with variations to proposed system noted;
- The electrical system as laid out and connected aligns with the as built one-line diagrams including combiners, fuses, relays and switches with variation to proposed system noted;
- Each array passes the open circuit voltage and current test; and
- The manual disconnect switch operates correctly.

2.5. System Monitoring

Monitoring of system performance (separate from utility meter monitoring requirements) is one important element of this RFP. Shellsburg will favor a proposal that includes a turnkey web-based module-level monitoring system that can be used to monitor system performance anywhere with an internet connection. Data storage, management, and display will be the responsibility of the Proposer.

Additionally, the regularly collected data should reflect, but not be limited to, the following:

- Average and accumulated output (kWh/day, kWh/year, and cumulative kWh) versus WWTP load
- Capacity factor
- Air quality emissions averted and real-world equivalents conversion (e.g., homes powered, vehicle miles driven, trees planted, etc.)

2.6. Operation and Maintenance of System

The successful respondent shall have a minimum 10-year successful track record installing and maintaining PV systems. Additionally, the successful respondent shall have the capability to provide O&M of the entire solar electric system over 25 years. Operations and maintenance services that may be needed include, but are not limited to:

- Online monitoring;
- Performance monitoring, notification, and troubleshooting;
- Corrective maintenance to mitigate any risk to the system or minimize down time;
- Annual 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.

At the point of commissioning, the system installer shall supply Shellsburg two copies of all component product data and component operation and maintenance manuals. The information shall be sufficient for Shellsburg to evaluate and ensure they can appropriately complete or have other others complete O&M over the remaining life of the system. Project as-builts that detail location of all above and underground utilities and components shall be submitted within 30 days of system start-up.

2.7. Commissioning Date

Shellsburg requests the system be commissioned before June 30, 2023.

2.8. Final Design Package

The winning Proposer and Shellsburg will negotiate to develop the contents of the final design package. Shellsburg's requested sections are included below. **These are NOT required in the proposal bid.** The "Proposal Requirements" section specifies detailed bid submission requirements.

- **Solar PV Description:** A summary of the solar PV system type, size, annual production, and site location diagram.
- **Schedule:** The equipment procurement and solar PV installation schedule.
- **Design and Engineering Documents:** The design documents for all elements of the project, including, but not limited to, structural, mechanical, and electrical.
- **Site Drawings:** Layout drawing of installation site providing location of all wire runs and equipment. Note ITC maintains an easement along the north side of the site for power line access.
- **Equipment Details and Specifications:** A high-level summary listing all solar PV system equipment and their associated specification sheets.
- **Incentives:** The Proposer shall be responsible for completing and submitting in a timely manner all documentation required to qualify the system for maximum available rebates and incentives from the utility, state, or federal government including the 30 percent investment tax credit direct payment

emanating from the Inflation Reduction Act. As a result of the Inflation Reduction Act, for tax years beginning after December 31, 2022, and before January 1, 2033, tax-exempt entities, state and local governments, and Indian tribal governments may elect to treat certain tax credits as refundable payments of tax. Such entities are eligible to receive a direct payment for any amount paid in excess of their tax liability for credits under § 48 of the Internal Revenue Code (energy investment tax credit). If the proposed project cannot be started within 60 days after the Treasury Department issues new guidance on the 30% ITC prevailing wage and apprenticeship requirements, the Proposer would be expected to implement the Treasury Department guidance such that the City receives the 30% ITC direct payment. Projects starting construction before that (as yet unknown) Treasury Department guidance issuance date can claim the full 30% tax credit without complying with the new labor requirements.

- **Renewable Energy Credits:** All RECs are to be assigned to the city.
- **Electrical Interconnection:** The Proposer shall supply and install all equipment required to interconnect the solar PV system to the utility’s distribution system. They shall provide an interconnection agreement with Alliant Energy to ensure all utility requirements will be met. All costs associated with utility interconnection shall be borne by the Proposer.
- **Manuals:** This includes equipment, installation, and O&M manuals for proper system monitoring over the life of the contract.
- **Monitoring:** A description of controls, monitors, and instrumentation to be used for the solar PV system. This includes web-based monitoring for performance verification.
- **Safety Plan:** The Proposer’s plan to ensure safety for all personnel. The Proposer shall report accidents, claims, and other on-going safety related issues to the Shellsburg.
- **Quality Control Plan (QCP):** At a minimum, the QCP should conform to “IEC 62446 Grid-Connected PV Systems – Minimum Requirements for System Documentation, Commissioning Tests, and Inspections.”
- **Construction Plan:** This includes the appropriate documentation, plan, and timeline. All submittals, drawings, disruption plans, and contract documents shall be reviewed and approved in writing by the Shellsburg Utility Superintendent prior to submittal for design review/permits. The site, except for the solar PV system footprint, shall be returned to pre-construction condition as needed.
- **Close Out Report:** The Proposer shall report progress of project contract closeout to the Shellsburg Utility Superintendent. At a minimum, this should include the following information: system nameplate size, overall installed system cost, and estimated and guaranteed annual kWh production (if applicable).

3. Procurement Schedule

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

Responsible Party	Project Milestone	Date/Time
Shellsburg	RFP Issued	December 1, 2022
Shellsburg & Proposer	Site Walk	December 12-14, 2022
Proposer	RFP Questions Deadline	December 16, 2022
Shellsburg	Answers to RFP Questions Distributed	December 22, 2022
Proposer	Notice of Intent to Submit Proposal Deadline	January 5, 2023
Proposer	RFP Deadline	January 27, 2023, 3:00 P.M.
Shellsburg	Selection of Recommendation for Award	February 1, 2023
Shellsburg & Proposer	Contract Executed	March City Council Meeting
Shellsburg & Proposer	Systems Commissioning & Operation Deadline	June 30, 2023

3.1. Site Visit

A non-mandatory pre-bid meeting and site visit can be scheduled for December 12th, 13th, or 14th, 2022. All interested firms are encouraged to schedule a site visit. Technical questions will not be answered at this meeting but will be logged and answered at a later date. Questions and responses that involve information outside of information presented in the RFP will be sent to everyone who was sent the RFP. Please submit site walk request attendee information via email to Mike Fisher at mfisher@impact7g.com by December 9, 2022.

3.2 Questions Pertaining to the RFP

Please submit questions via email to Rick Robertson at rickr@shellsburg.com by December 16, 2022. Mike Fisher (mfisher@impact7g.com) should be cc'd on all emails. Responses to questions will be shared with all Proposers.

3.3 Notice of Intent to Submit Proposal

Respondents must submit via email to mfisher@impact7g.com their Notice of Intent to Submit a proposal by January 5, 2023, to ensure receipt of all addendums and other project documents. Addendums to this RFP based on submitted technical questions, along with changes to the proposal schedule, will be issued via email to Proposers who have confirmed intent to submit.

3.4 RFP Submission Guidelines

One electronic proposal shall be submitted via email to Rick Robertson at rickr@shellsburg.com. The proposal must be signed by a company official authorized to make a legal and binding offer submitted to the address listed. Any bid may be withdrawn at any time prior to the due date with a written request signed by the authorized respondent representative. Revised proposals may be submitted up to the original due date/time. Bid proposals shall remain valid for 90 days after the RFP due date.

3.5 Selection Process

Depending on the number and quality of the proposals received, Shellsburg reserves the right to either not select or select a vendor. The successful respondent will align on a formal agreement with the Shellsburg based on the draft terms and conditions included as Attachment D and respondent's terms and conditions.

4. Proposal Requirements

4.1. General Format

One electronic proposal shall be submitted via email to Rick Robertson at rickr@shellsburg.com. The proposal must be signed by a company official authorized to make a legal and binding offer submitted to the email address listed. Proposals received after the proposal submission deadline will be returned to the respondent un-opened. Proposals will not be considered for award unless submitted in the format described below. Fax proposals will not be accepted.

4.2. Proposal Components

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

- **Cover Letter:** Cover letter must be addressed to Rick Robertson, Municipal Utility Superintendent, and signed by a legally authorized representative of the respondent. It must summarize key provisions of the proposal and must include the respondent contact's name, address, phone and email. Specify if the Proposal includes any Proposer's trade secrets that must be shielded in case Shellsburg is subject to the Freedom of Information Act (FOIA).

- **Executive Summary:** Include key provisions of the proposal, including understanding of Shellsburg's goals, pricing, respondent's role on project, brief description of proposed system, financing, relevant experience with local governments, and key timeline dates.
- **Price Proposal:** In addition to estimated financial savings to the City Wastewater Utility, please complete the data requested in Attachment C. For estimated financial savings consider the following:
 - Net present year 1, 10, 15, 20 financial savings using the following assumptions:
 - Current average energy charge related cost at \$0.115 per kWh.
 - 1.5% for Shellsburg's utility electricity price escalation rate;
 - 4% for Shellsburg's discount rate; and
 - 10-, 15-, and 20-year evaluation period.
- **Technical Solution:** Describe your technical approach to the design and construction of the solar project including:
 - Technical Approach, Design, Equipment, Installation;
 - Guaranteed power capacity (kW-DC and kW-AC) at the facility;
 - Estimated annual electricity production (kWh-AC);
 - Panel, inverter, and racking specifications; and
 - Equipment and workmanship warranties.
 - Attachments showing the conceptual physical layout of the proposed PV arrays, inverter, and conduit along the north side of the WWTP to the point of interconnection.
 - PVSYST or similar report indicating production of the proposed system.
 - Proposed monitoring system including, but not limited to, equipment requirements, data output, and maintenance requirements.
 - Operations & maintenance plan offered for the project, if any.
- **Financial:** Identify all financial partners or owners of the proposing company. Describe all available tax credits, incentives, and subsidies that the city may be able to use to bring down the net cost of purchasing the requested renewable energy generation system.
- **Community Co-benefits** – Describe community benefits resulting from the project, including, but not limited to:
 - Indirect financial benefit to wastewater utility customers;
 - Creating employment opportunities for veteran, disadvantaged, and/or diverse business enterprises;
 - Creating educational opportunities offered to the community;
 - Making relevant solar PV data available to community members;
 - System environmental, greenhouse gas reduction, or economic considerations; and
 - Other relevant details the respondent would like to provide.
- **Proposer Profile:** Years in business, description of background working with local governments, applicable state licensing, OSHA background and safety protocol, insurance, workman's compensation rating, and quality control documentation.
- **Project Experience:** Include a minimum of 4 and maximum of 10 projects completed in the last 3 years similar in scope and complexity to the proposed project. At least 1 relevant experience project completed within the last 3 years must include solar PV project of 100 kW or larger. Include project name, system size (kW), location, and brief 2-3 sentence project description. Highlight companies permitting and interconnection experience with Alliant Energy. At least 1 relevant experience project completed in the last three years must be in Alliant Energy service territory.
 - **References:** Provide 3 project references, including the contact person's name, email address, telephone number, and organization, as well as the nature of work performed, its location, and total project size (kW).
 - **Litigation:** Indicate whether the Proposer, any team member, or any corporate officers have been party to any lawsuit involving the performance of any equipment it has installed and provide

a summary of the issues and lawsuit status. Indicate whether the proposer is under investigation by any State or Federal agency including the Iowa Attorney General's office.

- **Project Team:** Organization chart and bios (length of time with firm, key projects, work history) of key team members and subcontractors, and their capability to perform work. Please only profile individuals that will directly be working on this project. Clearly identify the project manager.
- **Safety:** 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 Shellsburg.
- **Insurance:** Include a statement that the Proposer maintains the insurance requirements specified in Attachment D and that the Proposer will provide evidence of such following selection and as part of subsequent contract execution.
- **(Optional) Additional Information** – If the Proposer believes that additional information must be included in their bid that is not covered in the above sections, it can be included in this section.

5. Proposal Evaluation

Shellsburg will evaluate proposals according to the evaluation criteria below. Points will be awarded based on the relative merit of the information provided in the response to the solicitation. Selection will be based on the total number of points awarded by the evaluation committee and result in a proposal for negotiation of a contract. The Shellsburg reserves the right to make one award or no award as a result of this solicitation.

- | | |
|---|-----------|
| • Proposal Cost Effectiveness | 50 points |
| • Technical Approach/ Implementation Schedule | 10 points |
| • Proposal's Alignment to Proposed Format | 5 points |
| • Proposer's State of Iowa Presence | 5 points |
| • Proposer Qualifications/Project Experience | 20 points |
| • Proposer's Financial Strength | 10 points |

Shellsburg may elect to conduct interviews with selected respondents to ask questions or for more detail on the proposed project. Shellsburg reserves the right to seek supplemental information from any respondent 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 respondent will be required to execute and return all required project documents and certificates of insurance within 10 business days from the Notice of Award. Should the selected firm fail or refuse to execute the project documents, Shellsburg reserves the right to accept the next best proposal.

6. RFP Attachments

Attachment A: Aerial Image of Proposed Installation Site

Attachment B: Site Floodplain Map

Attachment C: Cost Proposal Form

Attachment D: Insurance Requirements

Attachment A: Aerial Image of Proposed Installation Site



Attachment B: Site Floodplain Map



Attachment C: Cost Proposal Form

2022/23 City of Shellsburg - Wastewater Treatment Plant Photovoltaic Solar System Installation RFP			
1)	Proposer Legal Entity Name		
2)	Proposer Address		
3)	Contact		
		Name:	
		Company:	
		Email:	
4)	Technology		
		Module Type:	
		Inverter Type:	
		Facility Nameplate capacity (DC):	kW
		Facility Nameplate capacity (AC):	kW
5)	Warranties		
		Workmanship	Years
		Inverter/Microinverter	Years
		Modules	Years
5)	Estimated First Full Year Generation		kWh
6)	Proposed Construction Start Date		
7)	Estimated Commissioning Date		
8)	Proposed Price		

Attachment D: Insurance Requirements

Contractor Insurance Requirements

Prior to the commencement of any work, the contractor ("Contractor," which equates to the "Proposer") shall purchase and maintain insurance as required by law and not less than the following insurance coverage and limits of liability. Aggregate limits may be met through a combination of primary and excess policies.

A. Commercial General Liability:

Combined Bodily Injury and Property Damage Liability:

General Aggregate	\$ 1,000,000	Limit of Liability
Products - Completed Operations Aggregate	\$ 1,000,000	Limit of Liability
Each Occurrence	\$ 500,000	Limit of Liability
Personal Injury	\$ 500,000	Limit of Liability

Umbrella/Excess Liability with minimum Combined Single Limit of \$5,000,000 per occurrence.

The following coverages must be included:

Premises/Operations

Contingent liability for work performed by Subcontractors/Vendors

Explosion, Collapse, and Underground

Broad Form Property Damage (including Completed Operations)

Personal Injury liability (with contractual exclusion deleted)

The policy shall state that it is primary and non-contributory with any insurance maintained by Owner, their subsidiaries, directors, officers, employees, and agents.

Contractual liability (including construction contracts)

The policy shall be endorsed so that the General Aggregate will apply to this Project only.

The following endorsements are required under Contractor's policy:

Additional Insureds for Ongoing Operations and Additional Insureds for Completed Operations. These endorsements shall cover: The Owner, its subsidiaries, affiliates and their respective trustees, officers, employees and agents.

Contractor shall maintain Products and Completed Operations Liability Insurance, and the Additional Insured and Primary and Non-contributory coverage after either 90 days following Substantial Completion or final payment, whichever is earlier.

B. Workers' Compensation and Employer's Liability:

Coverage A

Statutory Coverage:	As required by the State of Iowa
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Coverage B

Employers Liability Coverage:	\$1,000,000 Each Accident \$1,000,000 Disease, Policy Limit \$1,000,000 Disease, Each Employee
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C. Business Auto Policy

Combined Bodily Injury and Property Damage Liability (Combined Single Limit):	\$1,000,000 Each Accident
Liability Coverage for the following must be included:	Any Automobile OR Owned, Non-Owned <u>and</u> Hired Automobiles

D. Professional Liability:

To be carried by all Contractors and/or Subcontractors providing design or design/build services, such as mechanicals, electrical, third-party construction management, etc. Minimum amount of coverage required is One Million (\$1,000,000) each claim and Two Million (\$2,000,000) annual aggregate which may be written on a claims-made form. If coverage is not renewed after any given policy year, a 3-year extended reporting period must be provided.

E. Property Insurance:

Property insurance for any tools, apparatus, equipment, machinery, scaffolding, hoists, forms, staging, shoring, and other property of Contractor on an "all-risk" or equivalent policy form and shall include, without limitation, insurance against the perils of fire (with extended coverage) and physical loss or damage including, without duplication of coverage, theft, vandalism, malicious mischief, collapse, windstorm, falsework, testing and startup, temporary buildings and debris removal including demolition occasioned by enforcement of any applicable legal requirements, and shall cover reasonable compensation for architect's and contractor's services and expenses required as a result of such insured loss.

F. Certificates of Insurance:

The Contractor shall furnish original certificates of insurance to show that the insurance specified in this Agreement is in force, stating policy numbers, dates of expiration, limits of liability, coverages there-under, the name of the Project, and with lenders, investors and other parties of interest, to be listed as additional insured as follows:

Upon notification, Contractor shall add any other lenders, investors, and other parties of interest as additional insureds to the policies and/or dual obliges to any bond required under the contract.

ADDITIONAL REQUIREMENTS:

1. Notwithstanding anything to the contrary herein or in the General Conditions, all liability insurance policies maintained by Contractor with respect to the Project shall be written on an occurrence basis.
2. All policies are to be written through insurance companies duly entered and authorized to transact that class of insurance in Iowa. The Insurance Companies must have an A.M. Best rating of A-, VIII, or better in the most recent Best's Key Rating Guide.

3. Approval, disapproval, or failure to act by the Owner regarding any insurance supplied by the Contractor shall not relieve the Contractor of full responsibility or liability for damages and accidents. Neither shall the bankruptcy, insolvency, or denial of liability by the insurance company exonerate the Contractor from liability.
4. Owner shall make no special payments for any insurance that the Contractor may be required to carry; all are included in the contract price and in the contract unit prices.
5. Contractor will provide Owner with copies of Contractor's Site Safety Plan and Site Security Plan.