



REQUEST FOR INFORMATION ADDENDUM

CITY OF PHOENIX
Aviation Department
Contracts & Services
2485 E. Buckeye Road
Phoenix, AZ 85034

AVN RFI 23-009

Addendum No. 1

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Response Due Date: Tuesday, October 18, 2022 by 2:00 p.m. Local Time

AVN RFI 23-009 TAL WI WI LAND SALE/DEVELOPMENT

QUESTIONS AND RESPONSES:

The following questions were submitted by interested Offerors and represented as they were received.

Question 1:	Are you aware if the City or Luke AFB has previously engaged a solar consultant to prepare a Glare Study?
Response 1:	No, a Glare Study has not been completed for this area by the City or Luke Air Force Base (AFB).
Question 2:	Can GIS files be made available for the parcels on offer?
Response 2:	No, GIS files are not available through the City of Phoenix (City) for these parcels.
Question 3:	Also, GIS of the APZ?
Response 3:	No, GIS files are not available through the City.
Question 4:	Would the SGHAT (Solar Glare Hazard) be expedited with the help of Luke Air Force Base? Currently the timeframe to receive feedback from DoD is extensive.
Response 4:	The City will work with Luke AFB to make every attempt to expedite a Department of Defense (DoD) review, but no formal expediting process exists.
Question 5:	Is there a preference for solar development over industrial or will both be equally considered?
Response 5:	All responses compatible with zoning restrictions related to Luke AFB will be considered. For the parcels south of Olive Avenue, solar will have a preference. For parcels north of Olive Avenue, either development type will be weighed the same.
Question 6:	Does the City have certain megawatts in mind for solar development?
Response 6:	The City has determined that 80 megawatts (DC) is the equivalency to what is used by Phoenix Sky Harbor International Airport and is the target amount for a solar development as part of this project.
Question 7:	Is the City looking for the power from a solar project as well as the RECs?
Response 7:	The City is interested in obtaining the power as well as Renewable Energy Credits (RECs) if a deal can be reached which makes financial sense. The City does not want to increase the cost of electricity used by the Aviation Department. RECs are the priority for this project.



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Question 8:	Would the City be okay with a solar and energy storage project or just solar?
Response 8:	All responses compatible with the zoning restrictions related to Luke AFB will be considered. The City would be interested in the concept of solar and storage within this project to determine its feasibility.
Question 9:	Would the City accept a proposal to only purchase and develop the land north of Olive Ave?
Response 9:	Yes, the City will consider all Responses relating to developing this land.
Question 10:	Are the RFI responses public?
Response 10:	All Responses submitted in response to this RFI will become the property of the City and become a matter of public record available for review pursuant to Arizona State law. See Section I – Instructions, Paragraph 10 – Public Record of the RFI.
Question 11:	The RFI provides “The City owns water rights for this land and will retail these rights after sale.” Please further expand on this language.
Response 11:	The land has approximately 120 million gallons annually of irrigation water rights.
Question 12:	What water rights does the City own?
Response 12:	As the property owner, the City owns the 120 million gallons of irrigation water rights.
Question 13:	Will no water rights transfer with the land?
Response 13:	The possibility exists that some or all of the water rights may transfer with the land sale. If the water rights are not needed as part of a future development, the City may extinguish the existing water rights as a benefit for credits to the City’s Designation of Assured Water Supply (DAWS).
Question 14:	Does the City intend to sell this land without the water rights and consequently immediately terminate all farming?
Response 14:	If future sale of the parcels results in purchase with intent to continue to use the land for farming, the irrigation water rights may be transferred as part of the sale.