



Cobb EMC

(2) Up to 20 MW Dispatchable Generation Solutions Request for Proposals

Prepared for Cobb EMC by EnerVision, Inc., a VantagePoint Solutions Company

Release Date: June 12, 2026

Cobb EMC
www.cobbemc.com

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Cobb EMC

Request for Proposals

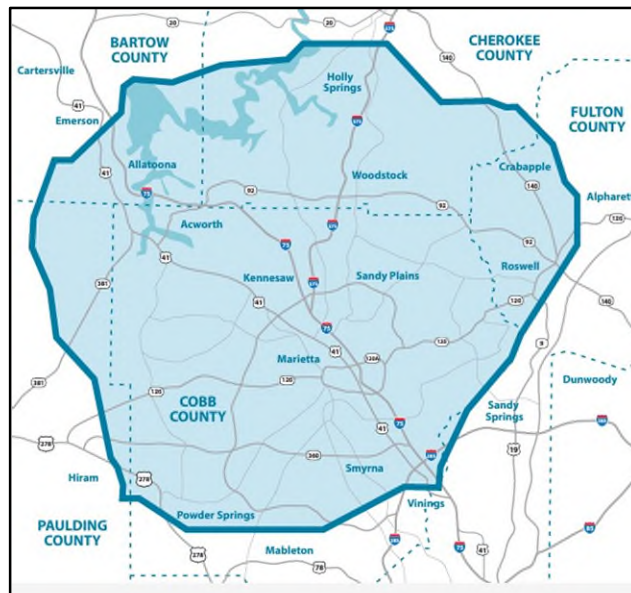
Introduction and Project Background:

Cobb EMC is an electric membership corporation headquartered in Marietta, Georgia, serving nearly 230,000 electric metering points in Northwest Georgia. On behalf of Cobb EMC, EnerVision is issuing this Request for Proposals (“RFP”) to solicit proposals for two up to 20 MW natural gas-fired dispatchable generation units. One unit is planned for Cobb EMC’s Bells Ferry Road Substation, and the second unit is planned for a site currently under evaluation.

Cobb EMC will consider reciprocating internal combustion engine (“RICE”) and non-RICE generation technologies capable of supporting Cobb EMC’s capacity, peak-demand, reliability, and grid-parallel operational objectives. Respondents should assume that the interconnection requirements for both units will be substantially similar unless Cobb EMC provides site-specific modifications during the RFP process.

Cobb EMC intends to use the generation units to reduce wholesale power supply costs through system peak demand reductions, provide dispatchable capacity, and improve distribution system reliability while operating in parallel with the Cobb EMC electric system. Cobb EMC is interested in comparing RICE and non-RICE options based on installed cost, lead time, performance, natural gas requirements, permitting, emissions, O&M requirements, schedule, and lifecycle cost.

Cobb EMC has indicated a desire to make a generation equipment award, reservation, or procurement decision by mid-September 2026. Cobb EMC reserves the right to select one respondent, multiple respondents, or no respondent; to proceed with one unit, both units, a modified configuration, future site-specific addenda, or make no award; and to request clarifications, revised pricing, or best-and-final offers as needed to determine the best value for Cobb EMC.



Use Cases

#1 Peak Shaving / Capacity Support

The proposed generation facilities are expected to provide dispatchable capacity and energy during Cobb EMC system peak conditions and other high-value operating periods. Respondents should describe the ability of the proposed units to start, synchronize, ramp, operate, and shut down in response to Cobb EMC dispatch instructions. Proposals should include start time, ramp rate, minimum run time, minimum down time, part-load operating limits, expected availability, and any restrictions on consecutive-day or high-run-hour dispatch. Respondents should identify whether the proposed technology is best suited for frequent starts, limited annual run hours, peak shaving, capacity support, or broader grid-parallel dispatchable operation. Cobb EMC does not anticipate running the units no more than 300 hours each per year nor more than 25 starts per year.

Cobb EMC intends to evaluate proposals based on total cost of ownership and operational value, including installed cost, heat rate, fuel consumption, fixed and variable O&M, start costs, emissions compliance costs, expected availability, and ability to operate during critical peak conditions.

#2 Grid-Parallel Operating Requirements

The proposed generation units are intended to operate in parallel with the Cobb EMC electric system and only when utility source power is available. Respondents should describe the proposed units' capabilities for grid-parallel operation, synchronization to the utility source, load following if applicable, dispatch response, start/stop functionality, and coordination with Cobb EMC protective devices. The units are not intended to operate during loss of utility source, island operation, black start conditions, system contingencies, or abnormal operating conditions.

Project Scope

Cobb EMC is soliciting proposals from experienced Respondents for the engineering, design, procurement, installation, construction management, testing, commissioning, and commercial operation support of up to 20 MW net output at the point of interconnection for natural gas-fired dispatchable generation units. One site is planned for Bells Ferry Road Substation, and the second unit is planned for a site currently under evaluation. Cobb EMC will consider both RICE and non-RICE generation technologies, provided that each proposal satisfies Cobb EMC's capacity, peak-demand, grid-parallel dispatchability, interconnection, permitting, site-layout, fuel-supply, and schedule objectives. Cobb EMC seeks fixed-price turnkey EPC pricing for fully operational units upon commissioning.

The selected Contractor shall engineer, design, procure equipment and materials, obtain or support required permitting, obtain easements and rights-of-way if within Contractor scope, construct, install, interconnect, test, commission, and provide warranty and O&M support for the proposed generation units. Respondents should demonstrate previous successful completion of similar

dispatchable generation, peaking generation, distributed generation, utility substation-interconnected generation, RICE, combustion turbine, or other comparable generation projects.

The value of the proposed generation facilities will be assessed using total cost of ownership and present value methodologies over the proposed project life. Cobb EMC will consider installed cost, generation equipment and balance-of-plant cost, long-lead equipment risk, heat rate, fuel requirements, O&M cost, emissions compliance, permitting feasibility, availability guarantees, forced outage risk, warranties, schedule certainty, and site-specific gas infrastructure requirements.

- **Project Size** – Up to 20 MW net output at the point of interconnection. One solution could be two natural gas-fired dispatchable generation units, each up to 20 MW net output. One unit is planned for Bells Ferry Road Substation, and the second unit is planned for a site currently under evaluation. Respondents should provide pricing for each site separately and may provide combined pricing for both sites. Respondents can identify alternate sizes or configurations only where such alternatives provide material cost, schedule, permitting, gas-supply, site-layout, or operational advantages to Cobb EMC.
- **Unit Count / Footprint** - Respondents shall propose the least practical number of generation units necessary to achieve the proposed net output while satisfying site-layout, constructability, reliability, maintainability, and operational requirements. Respondents proposing multiple smaller units shall clearly justify the unit count and identify the impact on footprint, balance-of-plant complexity, controls, maintenance, emissions permitting, noise, gas infrastructure, and installed cost.
- **Technology** - New, utility-grade natural gas-fired dispatchable generation equipment. Cobb EMC will consider RICE and non-RICE technologies, including but not limited to reciprocating engines, combustion turbines, microturbines, or other proven natural gas-fired dispatchable generation technologies. Respondents shall identify the proposed technology, OEM, model, unit count, gross output, net output, site rating basis, ambient derate assumptions, natural gas requirements, emissions profile, footprint, and commercial operating history.
- **System Frequency:** 60 Hz
- **Fuel** - Natural gas shall be the sole fuel basis for the proposed generation units. Respondents shall identify all-natural gas pressure, flow, quality, heating value, filtration, compression, pressure regulation, gas heating, gas train, metering, and utility upgrade requirements. Diesel, propane, and other alternate fuels shall not be included in the base proposal or optional pricing unless specifically requested by Cobb EMC through an addendum.
- **Operating Mode** - Grid-parallel peaking and capacity support only. The proposed units shall operate in parallel with the Cobb EMC electric system and are not intended to operate during loss of utility source, island operation, black start conditions, system contingencies, or abnormal operating conditions. Respondents shall identify any grid-parallel operating limitations.

- **Controls** - System controllers shall integrate with Cobb EMC SCADA and provide remote monitoring, control, alarming, event recording, dispatch functionality, and scheduling functionality, as applicable, through the plant HMI or EMS and Cobb EMC communications systems. Respondents shall identify any limitations on Cobb EMC's ability to remotely schedule or dispatch the units.
- **Interconnection** - Respondent shall define interconnection requirements for each proposed site, including switchgear, relaying, protection, grounding, synchronizing, metering, communications, and Cobb EMC interface points. The proposed generation equipment shall deliver 12.47 kV, three-phase, 60 Hz output at the generator output terminals or packaged generation output terminals. The vendor shall be responsible for connecting the generator's 12.47 kV output terminals to the load side of the switchgear provided by Cobb EMC. Cobb EMC will connect the source side of the switchgear to the substation bus. The vendor shall provide an AC disconnect or equivalent protection device to isolate the generator from the switchgear prior to interconnection with Cobb EMC's switchgear. The base proposal shall not assume installation of a separate generator step-up transformer unless clearly identified as an exception. The vendor shall provide a metering package, including a metering base, CTs/PTs, and related equipment, for measuring the generator's output power and energy. Cobb EMC will provide a 3-phase revenue AMI meter for installation on the metering base.
- **Balance of Plant** - Scope shall include, as applicable, foundations, civil work, drainage, fencing, access, engine enclosures or buildings, exhaust systems, emissions controls, cooling systems, fuel gas piping, lube oil systems, auxiliary power, fire protection, lighting, security, communication and spare parts.
- **Permitting** - Respondent shall identify all required federal, state, and local permits and approvals, including air permitting, noise, zoning, building, stormwater, fire, and environmental requirements.
- **Maintenance** - Respondents shall provide pricing and scope for warranty, maintenance, monitoring, and O&M support options, including long-term service agreement options where available.

Technical Scope Definition

Respondents shall provide a complete technical description of the proposed generation units and identify any exclusions, assumptions, owner responsibilities, utility responsibilities, and third-party dependencies. At a minimum, the technical proposal should include the following:

- General arrangement drawings, site layout, preliminary civil plan, equipment list, and single-line diagrams.
- Generation equipment OEM, technology type, model, number of units, ISO rating or applicable standard rating basis, site-rated gross output, site-rated net output, auxiliary loads, ambient derate curve, and expected performance at summer and winter design conditions.

- Heat rate or equivalent efficiency metric, natural gas consumption, required gas pressure range, gas quality requirements, MMBtu/hr demand at full load and part load, start gas requirements, and any required gas compression, pressure regulation, gas heating, filtration, or treatment equipment.
- Start time, ramp rate, minimum load, minimum run time, minimum down time, cycling limitations, cold start limitations, and start reliability.
- Emissions profile for NO_x, CO, VOC, PM, CO₂, and other applicable pollutants; proposed emissions controls; reagent needs; catalyst life; stack details; and air permitting assumptions.
- Noise profile, modeled sound levels, required mitigation, and expected compliance with local requirements at property lines and nearest receptors.
- Electrical interconnection approach for each proposed site, including 12.47 kV output configuration, connection to the load side of Cobb EMC-provided switchgear, AC disconnect or equivalent protection device, metering package, generator breaker or switchgear requirements, protection and control design, grounding, synchronization, communications, and coordination with Cobb EMC protective devices for grid-parallel operation. SCADA points list, control sequence, cybersecurity approach, communication protocols, data historian capabilities, HMI functionality, and remote monitoring approach.
- Commissioning plan, performance test procedures, availability test, emissions test, heat rate or efficiency test, synchronization test, grid-parallel dispatch test, protection and controls testing, metering verification, and acceptance criteria.
- Warranty terms, availability guarantee, capacity/output guarantee, heat rate guarantee, emissions guarantee, liquidated damages if offered, exclusions, and cure rights.
- O&M cost basis, including assumed annual run hours, number of starts, major maintenance intervals, variable O&M, fixed O&M, consumables, parts, service labor, remote monitoring costs, and cost impacts if actual operation falls below 200 hours per year or exceeds 400 hours per year.

Site Development and Interconnection Responsibilities

Respondents shall identify the assumed division of responsibilities between Cobb EMC, the natural gas provider, the Respondent, and any other third parties. Respondents shall state whether each item is included in the base price, priced as an option, excluded, or assumed to be provided by Cobb EMC. The following items should be specifically addressed:

- Site preparation, clearing, grading, access roads, laydown, drainage, stormwater management, fencing, lighting, and physical security.
- Foundations, buildings, enclosures, exhaust stacks, silencers, emissions controls, lube oil storage, fire protection, and spill prevention measures.
- Natural gas infrastructure, including gas lateral, meter set, gas yard, pressure regulation, filtration, gas compression if required, gas heating if required, utility interconnect, gas commissioning, and gas utility coordination.

- Electrical interconnection equipment within Respondent's scope, including generator output terminals, generator-side conductors or cable, AC disconnect or equivalent protection device, generator breakers if applicable, protective relays, control panels, metering package, metering base, CTs/PTs, communications equipment, grounding, synchronizing equipment, and the connection from the generator's 12.47 kV output terminals to the load side of Cobb EMC-provided switchgear. Cobb EMC will provide the switchgear, connect the source side of the switchgear to the substation bus, and provide a 3-phase revenue AMI meter for installation on the vendor-provided metering base.
- Cobb EMC SCADA integration, cybersecurity requirements, factory acceptance testing, site acceptance testing, commissioning, training, and turnover documentation.
- Permitting responsibilities, application preparation, permit fees, environmental studies, acoustic studies, emissions modeling, public hearing or zoning support, and agency coordination.

Commercial Structure and Pricing Requirements

Cobb EMC requests turnkey EPC pricing as the primary proposal structure. Respondents may submit one or more technology options, provided each option is separately priced and includes complete technical, commercial, schedule, natural gas, permitting, warranty, and O&M information. Cobb EMC intends to compare RICE and non-RICE proposals based on upfront price, schedule, operating performance, and lifecycle value.

Respondents shall provide the following pricing information:

- EPC pricing for each of the up to 20 MW net output sites, including engineering, procurement, construction, testing, commissioning, startup, training, warranty, and turnover.
- Combined two-unit pricing, including any efficiencies, volume discounts, schedule synergies, or shared spare parts.
- Separate RICE and non-RICE technology pricing, if more than one technology option is offered.
- Long-lead equipment reservation terms, including purchase order requirements, cancellation rights, escalation, delivery schedule, and storage requirements necessary to support a mid-September generation equipment decision.
- O&M/ long-term service pricing for 5-year, 10-year, and 15-year terms based on up to 500 run hours per year, including assumed starts per year, maintenance intervals, and cost impacts above or below that operating range.
- Optional pricing for enhanced emissions controls, acoustic mitigation, additional spare parts, extended warranty, and cybersecurity enhancements, if not included in the base price.
- Bid prices must include all costs Cobb EMC will be expected to pay, except for clearly identified Cobb EMC costs or third-party costs outside Respondent's scope. Proposal pricing should remain valid for at least 120 days after the proposal's due date.

Technical Proposal Requirements

Respondents should organize proposals using the format provided in Appendix A. Proposals must include sufficient technical, commercial, schedule, natural gas, interconnection, permitting, O&M, warranty, and exception information for Cobb EMC to evaluate each proposed technology and site configuration. Respondents shall clearly identify all assumptions, exclusions, owner responsibilities, third-party dependencies, and required Cobb EMC decisions.

Standards and Compliance

The units shall be designed, engineered, constructed, tested, and commissioned in accordance with applicable federal, state, and local laws, codes, regulations, permits, utility requirements, manufacturer requirements, and prudent utility practices. Respondents shall identify applicable standards and any proposed deviations in their proposal.

Schedule:

Cobb EMC has indicated a target to make a generation equipment award, reservation, or procurement decision by mid-September 2026. The following schedule is designed to complete full technical and commercial evaluation before that milestone. Cobb EMC may revise this schedule by notice.

RFP Milestone	Target Date
Request for Proposal Release Date	06-12-2026
Intent to Bid Deadline	06-19-2026, no later than 5:00 PM Eastern Time
Questions Regarding RFP Deadline	06-26-2026, no later than 5:00 PM Eastern Time
Responses to Questions	07-10-2026 estimate
Optional Site Visits / Technical Meetings	Week of 07-13-2026 estimate
RFP Response Date	07-24-2026, no later than 5:00 PM Eastern Time
Short List Decision / Interviews Begin	08-07-2026 estimate
Best-and-Final Offer / Final Clarifications Due	08-21-2026 estimate
Final Evaluation and Recommendation Complete	09-04-2026 estimate
Award / Generation Equipment Reservation Target	09-15-2026 estimate
EPC Agreement or Definitive Agreements Finalized	10-15-2026 estimate
Project Commissioning / Commercial Operations Date	Respondent to propose for each site and configuration

Communications:

- **Prior to the Submission of Bids** - Bidders may submit written questions concerning this RFP to the contact email addresses listed in the Contact Information section. Cobb EMC and EnerVision may provide questions and responses to all potential bidders. All such questions must be submitted no later than the deadline stated in the Schedule.
- **Following the Submission of Bids** - Prior to selection of the winning bid(s), any communication between any individual bidder and Cobb EMC regarding any specific bid shall be confidential. Such communications may include meetings with a bidder to discuss the bidder proposals. Cobb EMC may conduct conference calls or virtual meetings with the bidder to clarify bids or resolve issues with such bids.
- In the case of any deficiency noted upon the initial screening of any bid, Cobb EMC may notify the respective bidder of any cure period that may be granted to such bidder within which such deficiency must be cured. The granting of any cure period and the length of such cure period is in the sole discretion of Cobb EMC. Deficient bids that are not granted a cure period may be rejected as non-responsive.
- Cobb EMC may request certain bidders to revise their proposals in certain respects to obtain the best value for Cobb EMC. Such requests may or may not afford the bidder a corresponding opportunity to change the bid price.
- There will be no opportunity afforded by a bidder to refresh or revise its initial proposal on its own initiative unless requested by Cobb EMC or unless Cobb EMC issues an notice allowing revised site, technical, gas, schedule, or pricing assumptions.

Additional Information:

- All Respondents have an obligation and responsibility to clearly mark and identify all proprietary information included in the Response. Cobb EMC and its consultants are not restricted from using or disclosing any data that is already obtainable from another public source, without restriction. Cobb EMC and its consultants will use commercially reasonable efforts to maintain the confidentiality of submitted proprietary information; however, should such information be accidentally disclosed or required to be disclosed by a regulatory or governmental body, Respondents agree that Cobb EMC and its consultants shall not be liable for such disclosure.
- All Respondents are responsible for their costs related to the preparation of their respective proposal(s).
- This RFP is not an offer or a contract. Cobb EMC reserves the right to accept or reject any or all proposals and is not obligated to contract for any of the products or services described in this RFP. Cobb EMC is under no obligation to accept any proposal, nor is Cobb EMC obligated to accept the lowest cost proposal, as many other factors will be considered in the review and analysis of the proposals. Cobb EMC may at its sole option determine to revise this RFP at any time.
- The submission of a proposal to Cobb EMC shall constitute a bidder acknowledgment and acceptance of all the terms, conditions, and requirements of this RFP except to the extent that exceptions are clearly stated in the proposal.
- Proposals that meet the requirements of this RFP will be considered responsive to this RFP. Non-responsiveness is a basis for rejecting an offer.
- All proposals must be properly completed and submitted by the required date. Late or incomplete bids may be rejected. Bids must be valid for at least 120 days unless otherwise accepted by Cobb EMC.
- Complete information is needed to facilitate a timely evaluation. Issues that the bidder prefers to finalize later must be identified. Cobb EMC, in its sole discretion, may choose to exclude non-specific offers for further consideration.
- Bid prices must include all costs that Cobb EMC will be expected to pay for the proposed generation units, except for clearly identified owner costs or third-party costs. Attempts by a bidder to increase its price after the bid is submitted may be grounds for rejection of the bid.
- Cobb EMC reserves the right to negotiate with one or more Respondents; to request revised proposals; to enter into preliminary generation equipment reservation agreements; to make no award; or to proceed with a phased procurement, EPC, or commercial structure that best serves Cobb EMC interests.

Evaluation Factors:

In evaluating the proposals, Cobb EMC will consider, in addition to the price quoted in the proposals, the following factors. Cobb EMC may weigh these factors at its sole discretion and may consider additional factors as necessary to determine best value.

- Clarity, completeness, pricing structure, commercial terms, and exceptions.
- Installed cost, \$/kW, total lifecycle cost, and cost risk.
- Schedule, long-lead equipment delivery, generation equipment reservation terms, and ability to support a mid-September 2026 equipment decision.
- Technology fits, including suitability for Cobb EMC's peak-shaving, capacity-support, run-hour, start-frequency, permitting, and lifecycle-cost objectives.
- Interconnection fit, including ability to deliver 12.47 kV output, connect to Cobb EMC-provided switchgear, provide required metering equipment, avoid a separate GSU transformer, and reduce interconnection cost and constructability risk.
- Natural gas requirements, heat rate or equivalent efficiency, part-load performance, gas pressure and flow requirements, compression or pressure-regulation requirements if applicable, and gas infrastructure impacts.
- Emissions performance, permitting feasibility, noise compliance, environmental risk, and community/zoning considerations.
- Warranty, guarantees, availability, capacity/output, heat rate, emissions, start reliability, and remedies for non-performance.
- O&M capabilities, maintenance support, spare parts strategy, long-term service agreement terms, and ongoing support services.
- Bidder experience with similar dispatchable generation, RICE, non-RICE generation, peaking, distributed generation, utility interconnection, or substation-adjacent projects

Minor Irregularities:

Cobb EMC reserves the right to waive minor irregularities or minor errors in any proposal, if it appears to Cobb EMC that such irregularities or errors were made through inadvertence. Any such irregularities or errors so waived must be corrected on the proposal in which they occur prior to the acceptance thereof by Cobb EMC.

Contact Information:

- Address all RFP questions, correspondence, and proposals to:
 - Ryan Stevenson, Principal, EnerVision, Inc.
 - Ryan.Stevenson@enervision-inc.com
 - (678) 982-1677
 - Manish Murudkar, Director of DER Strategy
 - manish.murudkar@cobbemc.com
 - (678) 492-5596

Appendix A - Required Proposal Response Format

Respondents should organize proposals using the following format. Each section should be complete and should identify assumptions, exclusions, and exceptions.

Section	Required Content
1. Executive Summary	Project overview, proposed site(s), technology, capacity, schedule, total price, key assumptions, key risks, and differentiators.
2. Bidder Qualifications	Company profile, project team, financial capability, safety record, relevant dispatchable generation, RICE, non-RICE, EPC, OEM, utility interconnection, or peaking generation experience, references, litigation or disclosure.
3. Technical Proposal	Generation technology, OEM, model, unit count, ratings, 12.47 kV output configuration, heat rate or efficiency, emissions, balance of plant, electrical interconnection, controls, SCADA, cyber/physical security, and site design.
4. Fuel Gas Proposal	Required natural gas pressure, MMBtu/hr demand, flow rate, gas quality, gas treatment, pressure regulation, compression if required, utility upgrade assumptions, meter requirements, gas lateral assumptions, and site-specific gas risks. Diesel and propane shall not be proposed as base or optional fuels.
5. Permitting and Environmental	Air permitting, noise, zoning, stormwater, building/fire permits, environmental studies, emissions modeling, and run-hour limitations.
6. Schedule	Engineering, permitting, long-lead procurement, generation equipment reservation/order date,

	equipment delivery, construction, commissioning, and COD schedule.
7. Commercial and Pricing	Unit-specific EPC pricing, combined two-unit pricing, technology-specific pricing, RICE vs. non-RICE alternatives if offered, O&M/LTSA pricing, warranty, payment milestones, escalation, taxes, exclusions, and lifecycle cost inputs.
8. Operations and Maintenance	Maintenance scope, remote monitoring, spare parts, warranty support, service intervals, availability guarantees, training, documentation, O&M pricing based on up to 500 run hours per year and stated start-per-year assumptions.
9. Exceptions and Assumptions	Exceptions to RFP, contract exceptions, technical exceptions, owner responsibilities, third-party dependencies, and required decisions.
10. Required Attachments	Drawings, equipment data sheets, performance tables, emissions data, schedule, references, insurance, safety, and proposed form of contract or terms.

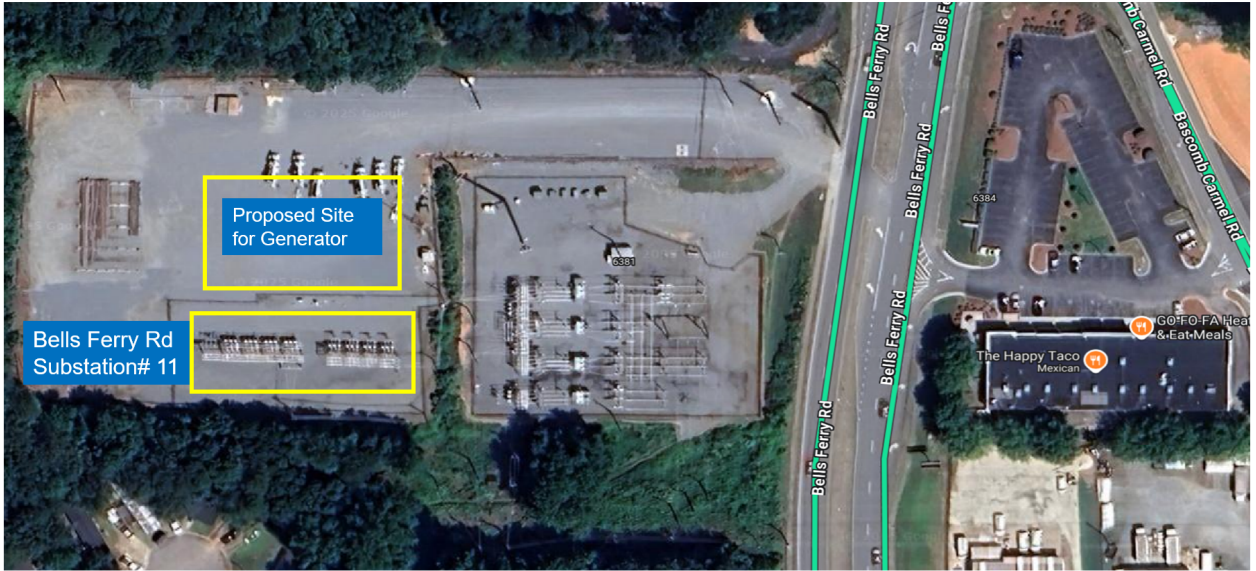
Appendix B – Site Information and Required Attachments

- The following summary is included to assist Respondents in framing proposals and identifying required site, natural gas, and interconnection due diligence for two up to 20 MW generation units. One unit is planned for Bells Ferry Road Substation, and the second unit is planned for a site currently under evaluation. Respondents should assume similar interconnection requirements for both units unless Cobb EMC provides site-specific modifications during the RFP process. Respondents shall verify all assumptions and identify any conflicts, gaps, or required additional information.
- Bells Ferry Road Substation: Preliminary utility feedback indicates an existing 300-psig 4-inch steel main in front of the substation on Bells Ferry Road. For 200 MMBtu/hr., preliminary feedback identified a potential pressure improvement requiring approximately 4,500 ft of 6-inch high-pressure steel main on Bells Ferry Road between Sandy Lane and Highway 92. Requirements for 300 MMBtu/hr. pending additional planning review.
- Second Site: The second unit is planned for a site currently under evaluation. Site-specific gas, layout, and interconnection information may be provided by addendum or during the clarification process as available.
- Respondents shall identify whether the proposed technology can operate within the preliminary gas conditions described or whether additional gas compression, pressure

improvement, lateral upgrades, meter upgrades, or other natural gas infrastructure would be required.

- Cobb EMC may provide or request the following exhibits during the RFP process:
- Site location maps and available property boundaries for Bells Ferry Road Substation and the second site, as available.
- Existing substation one-line diagrams, interconnection points, fault duty data, and protection requirements, as available.
- Available geotechnical, survey, environmental, drainage, access, civil, and site layout information, as available.
- Gas utility correspondence, locates, planning responses, meter/lateral requirements, and available gas infrastructure information.
- Cobb EMC technical standards, SCADA requirements, communications requirements, cybersecurity requirements, and testing requirements.
- Draft form of EPC agreement, warranty terms, insurance requirements, safety requirements, and performance security requirements, if applicable.

Bells Ferry Road Substation – (1) 20 MW



Appendix C – Minimum Commercial Terms Summary

The following minimum commercial terms are intended to establish a common bidding framework and reduce commercial variance across proposals. Cobb EMC may modify these terms in definitive agreements. Respondents shall clearly identify all deviations from this Appendix in their proposals.

Topic	Minimum Requirement / Bid Assumption
Contract Form	Fixed-price turnkey EPC agreement, with separate equipment reservation agreement if needed for long-lead items.
Pricing Basis	Firm pricing for 90 days from proposal due date. Any escalation thereafter shall be expressly identified, formula-based, and tied to a stated trigger date.
Payment Structure	Milestone-based payments are tied to objective, auditable deliverables. Cobb EMC expects retention or holdback through substantial completion and final acceptance.
Performance Guarantees	Respondent shall provide guaranteed net output, heat rate (or equivalent efficiency metric), emissions compliance, and availability / reliability commitments, each subject to defined test conditions and acceptance criteria.
Schedule Commitment	Respondents shall provide a guaranteed schedule for engineering, permitting support, procurement, delivery, installation, commissioning, testing, and commercial operation.
Delay Remedies	Respondents shall identify schedule liquidated damages or other agreed delay remedies for failure to achieve guaranteed milestones, subject to reasonable caps and force majeure carve-outs.
Performance Remedies	Respondent shall identify the remedy structure for failure to meet guaranteed output, efficiency, emissions, and availability metrics, including repair, replacement, reperformance testing, service credits, or liquidated damages where applicable.
Warranty	Minimum standard warranty terms shall be identified for equipment and workmanship.

	Proposal shall state warranty period, exclusions, response times, and cure obligations.
Security	Respondents should identify available performance security, including bond, parent guaranty, letter of credit, or equivalent credit support, if required by Cobb EMC in definitive negotiations.
Insurance	Respondent shall carry commercially reasonable insurance of the type and limits customarily maintained for comparable EPC projects and shall provide evidence upon request.
Change Orders	Change orders shall require prior written approval by Cobb EMC and shall be limited to clearly defined scope changes, unforeseen site conditions not reasonably inferable from information provided, force majeure, or owner-directed changes.
Permits and Approvals	Respondent shall identify permits it will obtain, permits it will support, the owner actions required, and all assumptions concerning agency timing or conditions.
Gas and Utility Interfaces	Proposal shall identify all natural gas utility and electrical utility interface assumptions, owner dependencies, third-party dependencies, and any offsite utility upgrade requirements.
Testing and Acceptance	Commercial operation and final acceptance shall be subject to successful completion of agreed commissioning, performance, and reliability tests.
Confidentiality	Submitted confidential information shall be clearly marked. Cobb EMC will use commercially reasonable efforts to maintain confidentiality, subject to legal, regulatory, and governance requirements.
Exceptions	All commercial, legal, and technical exceptions shall be clearly listed and cross-referenced to this RFP and Appendix C.

Reservation of Rights	Cobb EMC reserves the right to negotiate terms, request revised pricing, seek best-and-final offers, award one or both units, or make no award.
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