



**UPDATED 9/9/19**

**Question & Answer Log**

The questions below were gathered from the RFP Pre-Proposal meeting, landfill site visit, and question requests submitted to the Office by the August 16<sup>th</sup>, 2019 deadline. The questions may reference the pre-proposal presentation (“presentation”), and similar inquiries have been consolidated to reduce redundancy. The responses in this list will be updated as information becomes available. For other relevant materials, please visit [www.hartfordclimate.org/eid2019rfp](http://www.hartfordclimate.org/eid2019rfp).

Please note that some questions may not be answered as relevant information may not be available by the submission deadline. However, the Energy Improvement District (“EID”) board staff will endeavor to obtain the information that will be necessary to provide an adequate response to these questions.

**Disclaimer:** Neither the City of Hartford (the “City”) nor the EID Board warrants or represents that the information presented herein (“Information”) is free from errors or omission. Changes in circumstances after the time of posting may impact on the accuracy of the Information. The Information may change without notice and the City and the EID are not in any way liable for the accuracy of any information printed and stored or in any way interpreted and used by a user. The information is made available on the understanding that the City and the EID and its employees and agents shall have no liability to the users for any loss, damage, cost or expense incurred or arising by reason of any person using or relying on the information and whether caused by reason of any error, negligent act, omission or misrepresentation in the Information or otherwise.

- 1. Are the City projects listed on slide 3 of the presentation currently ongoing?**
  - a. Yes.
  
- 2. What is the Hospital/South End district energy system mentioned in the presentation?**
  - a. Hartford Hospital’s system generates power on site, which allows the facilities and nearby buildings to serve critical needs in the event of power outage. In addition to power, they can continue to provide heating and cooling services. For other information, please view the EID Comprehensive Plan, available at [www.hartfordclimate.org/eid](http://www.hartfordclimate.org/eid).
  
- 3. Can you confirm that only 1 hardcopy of the proposal need to be delivered?**
  - a. One (1) hard copy and one (1) digital copy are both required. See the RFP for instructions on submitting your proposal.



## ENERGY IMPROVEMENT DISTRICT

- 4. The RFP states that it expects the system size to be approximately one (1) MW in output. Can we propose 2 MW?**
  - a. Yes, a 2 MW array can be proposed, if the proposal is feasible or appropriate for the site.
  
- 5. What should we assume for local taxes on a system?**
  - a. It depends. Generally, solar installations are exempt, but ownership and output may cause an installation to be taxable. If the project is not owned by the city and it sells electricity to the grid, then it is taxable.
  
- 6. How would you like to see pricing for batteries (e.g. included in PPA price)?**
  - a. Two options are possible for battery storage pricing. Option A., with a Power Purchase Agreement Rate per kWh, and Option B. reflecting the battery storage as a separate capital investment with a total price per kW based on the battery size. With either option, applicants should provide the following information:
    - i. Price per kWh or kW
    - ii. Manufacturer
    - iii. Product specifications
    - iv. Load profile modeling with estimated kW cost-benefit calculation
    - v. Electrical design & interconnection.
  
- 7. Can the Question Submission Deadline be extended to some date after the site visit?**
  - a. The question deadline was extended to August 16th.
  
- 8. Does DEEP have any limitations for the project (such as array size, location, or other)?**
  - a. DEEP (Solid Waste Permitting Program) does not have any specific limitations regarding the size and/or location of the solar arrays on closed landfills, as each site is evaluated on a case by case basis. Generally, the installations are limited to the flatter areas (i.e., top) of the landfill and the solar developers tend to stay off the side slopes, which usually adds some design and engineering complexity and may increase the cost on the installation of the racking system and associated electrical components. DEEP (and the developer) want to minimize the disruption of the landfill capping system, which usually means that the solar design includes a ballasted ground mounted racking system. It is recommended that the solar developer conduct a geotechnical investigation to evaluate subsurface conditions of the landfill, which will provide recommendations for the engineering design and construction of the proposed project.



**9. Is a supplier diversity component required as part of this project?**

- a. In keeping with the shared values of the City's Climate Action Plan, the EID is inclusive and works to benefit all residents of Hartford in its activities. For the purposes of the RFP, however, the EID is a separate entity from the City and does not have a specific supplier diversity requirement.

**10. Is there available space on the landfill for storage (preferably on flat space)?**

- a. Additional information is required (e.g. the space needed for temporary staging of materials or permanent, the estimated volume of it, the contents, and what would be the maximum distance away from the expected locations of the solar panels). It is recommended that the solar developer conduct a geotechnical investigation to evaluate subsurface conditions of the landfill, which will provide recommendations for the engineering design and construction of the proposed project. The information obtained from the geotechnical investigation is an integral component of the project that may dictate the various aspects (e.g., size, location, design).

**11. What is the current configuration of the array?**

- a. Please refer to page 3 of the Site Drawings document on [www.hartfordclimate.org/eid2019rfp](http://www.hartfordclimate.org/eid2019rfp). Note that the DPW building on 50 Jennings Rd. is completely-powered by the current solar array on the landfill. The City also receives renewable energy credits for any unused energy.

**12. What is the size of the area (square feet), which may affect pricing estimates?**

- a. A general estimate using aerial imagery suggests a flat turf area approximately 1250 ft. by 375 ft. (total = 468,750 sf).

**13. When will the site visit be rescheduled?**

- a. The site visit was rescheduled for August 9th.

**14. What is the EID Board's timeline for the RFP?**

- a. The EID Board is currently scheduled to meet on September 18, at which time it is anticipated that the RFP responses will be reviewed.



**15. What is the composition of the capped landfill's membrane?**

- a. The MSW cap consists of Closure Turf®, which uses Agru America's 50 mil "Super Gripnet" as a membrane. The remaining portion of the MSW area cap is Agru America's 40 mil "Microspike". The Ash area cap consists of smooth and textured membranes. All membrane is either LLDPE or HDPE.

**16. What is the permitted weight load for the area (preferably in lb/sf)?**

- a. DEEP does not have a "permitted" additional weight load. DEEP strongly recommends that the solar developer conduct a geotechnical investigation to evaluate subsurface conditions of the landfill, which will provide recommendations for the engineering design and construction of the proposed project. The information obtained from the geotechnical investigation is an integral component of the project that may dictate the various aspects (e.g., size, location, design) including whether or not the physical landform will support the additional weight of the solar array. There are also limitations related to the turf, allowable weight, and avoiding damage to prevent voiding its warranty.

**17. Was the pre-meeting a requirement to enter a bid or may we still submit despite missing attendance?**

- a. Attendance at the pre-proposal meeting was not required, but note that the RFP states "preference in review" will be given to attendees.

**18. Is there information regarding the accounts and meters the City wishes to purchase energy for (number of meters/accounts, locations, annual kWh used for each, and the rates for each)?**

- a. Total Annual Usage (kWh): 35,334,853
- b. Total Number of Accounts: 49
- c. Number of Accounts by Rate Class
  - i. Rate Class 116: 5
  - ii. Rate Class 56: 11
  - iii. Rate Class 41: 1
  - iv. Rate Class 40: 2
  - v. Rate Class 37: 13
  - vi. Rate Class 35: 4
  - vii. Rate Class 30: 11
  - viii. Rate Class Unspecified: 2



**19. Where can we find the slides (deck) from the pre-proposal site meeting?**

- a. The slides of the deck can now be found at [www.hartfordclimate.org/eid2019RFP](http://www.hartfordclimate.org/eid2019RFP), under the *Relevant Documents* section.

**20. Are bidders permitted to use any of the existing poles at the site to run wires if needed?**

- a. Depending on location, on-site poles may be owned by MIRA, the City, DEEP, or ownership may be shared among the three. Due to potential additional risk to MIRA's existing solar egf (or potential additional risk to a newly constructed facility), MIRA will not allow utilization of its infrastructure, nor does it recommend utilization of other existing infrastructure (including poles, wires, switchgear, etc.) for future development at the site. Since MIRA has contractual obligations to provide energy to the City of Hartford, any increase in risk to MIRA would also result in an increase in risk to the City. Therefore, MIRA recommends any new solar facility use infrastructure independent of what exists at the site today. However, as noted, the City and DEEP own a portion of the poles. EID board staff will endeavor to obtain further information on this question, but please note that some questions may not be answered as relevant information may not be available by the submission deadline.

**21. Alternatively, can we put poles down the north part of slope similar to what was done on existing project?**

- a. This question is under review. Please note that some questions may not be answered as relevant information may not be available by the submission deadline. However, to date, the information available that may be applicable includes Questions 20 and 22.

**22. Do you have copies of previous interconnection studies we could look at? It would be helpful in determining congestion.**

- a. Poles at the site entrance nearest the existing interconnection are owned by Eversource. Poles located within the site are owned by other parties (see question 20). To inform their proposals, the developers can access on-line hosting capacity maps, which show that there is 3 to 5 MW of capacity available. This is a preliminary and not a guaranteed value, which can only be confirmed by going through the interconnection process. Three green lines on the map show the three phase potential interconnection points. Eversource prefers to provide a new three phase service with three phase primary meter close to the public right of way. Eversource will not install or own equipment up slopes onto Landfill property. The map can be accessed online at



ENERGY IMPROVEMENT DISTRICT

<https://eversource.maps.arcgis.com/apps/webappviewer/index.html?id=4a8523bc4d454ddaa5c1e3f9428d8d8f>.

- 23. When does the City/Board anticipate making a project award to the selected developer and associated contract execution (e.g. a preliminary schedule, budgeting as it relates to the ITC, which is currently scheduled to drop to 26% next year)?**
- There is no guarantee that the EID Board will be making an award. However, if a project is selected, it is currently estimated that it will take about 4 months to have a fully executed agreement. This process includes, but is not limited to, Council approval, contract review and edits, and signatures.
- 24. Other than the turf-covered cap, what areas are available for placement of the solar array (any restrictions or other available spaces)?**
- It is recommended that the solar developer conduct a geotechnical investigation to evaluate subsurface conditions of the landfill, which will provide recommendations for the engineering design and construction of the proposed project. The information obtained from the geotechnical investigation is an integral component of the project that may dictate the various aspects (e.g., size, location, design).
- 25. We assume that no penetrations of the turf cap are allowed (i.e. the solar array system needs to be fully-ballasted)?**
- This question is under review. Please note that some questions may not be answered as relevant information may not be available by the submission deadline.
- 26. Where are potential points of interconnection? If a bidder would like to propose a VNM offer, we would need to understand where we can connect behind-the-meter to do this.**
- See question 22 for the link to the map with potential interconnection points.
- 27. How much set-back is required from the edges of the turf cap?**
- This question is under review. Please note that some questions may not be answered as relevant information may not be available by the submission deadline.



  
ENERGY IMPROVEMENT DISTRICT

**28. How much set-back is required from the gas monitoring well heads?**

- a. This question is under review. Please note that some questions may not be answered as relevant information may not be available by the submission deadline.

**29. Is there any additional gas monitoring that will be required of the solar developer?**

- a. This question is under review. Please note that some questions may not be answered as relevant information may not be available by the submission deadline.

**30. What areas are available for construction laydown and temporary storage of materials?**

- a. It is recommended that the solar developer conduct a geotechnical investigation to evaluate subsurface conditions of the landfill, which will provide recommendations for the engineering design and construction of the proposed project. The information obtained from the geotechnical investigation is an integral component of the project that may dictate the various aspects (e.g., size, location, design).

**31. Is the City open to entering into a Tax Stabilization Agreement/PILOT Agreement in order to set the property tax level that would be assessed against the array? This would give developers certainty of expenses, which is beneficial to the project as a whole.**

- a. This question is under review. Please note that some questions may not be answered as relevant information may not be available by the submission deadline.

**32. We assume the City has enough beneficial accounts with large annual loads to accommodate a VNM solar array of the size that can be added to the landfill?**

- a. About half of the load may be assigned through the current VNM process.

**33. Is this an FM Global insured property?**

- a. This question is under review. Please note that some questions may not be answered as relevant information may not be available by the submission deadline.

**34. What are the City's insurance requirements for bidders on this project?**



ENERGY IMPROVEMENT DISTRICT

- a. This question is under review. Please note that some questions may not be answered as relevant information may not be available by the submission deadline.

**35. Are there any specific labor requirements (e.g. union labor, prevailing wage) or restrictions on dates/times when work must be performed that bidders must account for that the City or Board will require?**

- a. For the purposes of the RFP, the EID is a separate entity from the City and is not held to the City's labor requirements. However, the EID reserves the right at its sole and absolute discretion to modify the RFP's requirements at any time. The EID Board is currently scheduled to meet on September 18, at which time it is anticipated that the RFP responses and next steps regarding timeframe will be reviewed.

**36. Would the City be willing to waive any municipal permit fees for the project?**

- a. This question is under review. Please note that some questions may not be answered as relevant information may not be available by the submission deadline.