

Hopkinton Landfill Solar Project

Addendum #8: October 15, 2020

Question: Is the Town able to provide an interconnection cost assumption for bidders to use in order to standardize the bid process?

Answer: Developers should submit annual lease payments that would be paid to the Town after the solar system has become operational with National Grid, based on the following five (5) scenarios associated with estimated interconnection cost of a system at the site:

- \$1,000,000
- \$1,250,000
- \$1,500,000
- \$1,750,000
- \$2,000,000

Example: Developer A will provide the Town of Hopkinton an annual lease payment of \$X if the interconnection costs of the site are \$1,250,000.

Please provide the annual lease payments based on the five (5) different interconnection cost scenarios for the Town to be able to evaluate all developers submitted proposals under a standardized process. The Town and selected developer will finalize the annual lease payment upon the completion of the National Grid Impact Study issued for the site in Q1 or Q2-2021.

Important - Developers should also provide the lease payments for being awarded the landfill site in 2021 and paying a separate annual lease payments to the Town for being awarded and gaining access to the site to develop a project on, which is a requirement of the RFP.

To standardize the process for all developers submitting proposals, please provide the annual lease payments for gaining access to the site for the following calendar years:

- 2021
- 2022
- 2023

This period of time is recognizing that developing a project and gaining access to a state Renewable Energy Growth Tariff or Virtual Net Metering Contract/Eligible Customer; state and local permitting of the site; and site work to the landfill may take 2-3 years, before a solar system becomes operational at the site.

Question: Is the Town able to provide a preferred point of interconnection for the solar array?

Answer: No. That will need to be determined by the selected developer and discussions with National Grid during the interconnection related study discussions.

Question: Does the Town currently have an interconnection pre-application or application with National Grid? If so, is the Town able to make those documents accessible for bidders to review?

Answer: No. The Town through assistance from the Rhode Island Office of Energy Resources has requested to National Grid a high-level preliminary review of the site relating to interconnection matters of the landfill site by mid-November. That information will be shared and discussed with developers during the developer meetings with Town officials in December/January.

Important - The awarded developer is expected to submit a National Grid interconnection study application for the site on behalf of the Town. That is a study cost borne by the selected developer for being awarded the site by the Town and the study will need to be filed to National Grid in Q1-2021.

Question: Is a letter of credit sufficient for the Town's decommissioning requirements?

Answer: The Town Council may make this determination during the Zone Change process, and if not, the Planning Board will make this determination during their review process. The Planning Board has accepted a letter of credit in the past.

Question: Is the Town able to provide the following landfill information: as-built plans, topographic map, groundwater well map, gas vent map, sediment basin map?

Answer: Please refer to Appendix C of the Request for Proposals.

Question: Is there an underground gas network at this site?

Answer: Passive gas vents are present on the landfill. An underground gas network is not depicted on the record plans.

Question: Does the Town have a specific setback from sediment basins that bidders should assume?

Answer: There is no specific setback but clearance is necessary to allow access for maintenance vehicles.

Question: Is there a specific setback from the 20 gooseneck PVC gas vents required by the Town's Department of Environmental Protection?

Answer: Adequate clearance is required for long term monitoring, access, maintenance and safety. The offset is subject to RIDEM review of the solar design.

Question: Does the Town have any deficiency letters or identified landfill cap repairs?

Answer: Please see APPENDIX A of the Request for Proposals.

Question: For the "Cap Specific Preparation Work Prior To/During Solar Construction" as requested by the RFP, is this a request for the solar provider to ensure there is no harm to the cap, or is this a request for the solar vendor to undertake the landfill maintenance during the term of its site lease?

Answer: The "Cap Specific Preparation Work Prior To/During Solar Construction" as described in the RFP is a requirement for the solar provider to bring the Phase II landfill area into compliance with the directives put forth by the Rhode Island Department of Environmental Management. Beyond this, the solar provider will also be required to undertake landfill maintenance during the term of the site lease. Please see APPENDIX A of the Request for Proposals.

Question: If the latter, is the Town able to provide an estimate for the expected costs to undertake the landfill maintenance for bidders to use in order to standardize the bid process?

Answer: The Town has not prepared an estimate for the expected costs to undertake landfill maintenance.

Question: Is the Town open to considering solar in the area owned by the Town adjacent to the landfill?

Answer: As noted in Addendum 2 posted on the Town's website for the solar landfill RFP, the Town reserves the right to expand the footprint of the solar system to other areas of the subject parcel with the developer selected by the Town. To see the Request for Proposals with Addenda and all appendixes posted, please visit the following Town link:

<http://www.hopkintonri.org/rfp-hopkinton-landfill-solar-project/>