

Hopkinton Landfill Solar Project

Addendum #9: October 15, 2020

Question: We understand that the RFP response package is due on November 5th to the Town's office in Hopkinton in the form of 3 hard copies and 1 electronic copy. In consideration of the COVID-19 outbreak and the various shelter-in-place requirements across the country, we are curious if the Town will consider allowing an electronic submission of the RFP response package. If so, can you provide an email address in which RFP submissions can be sent?

Answer: In consideration of the COVID-19 outbreak and the various shelter-in-place requirements across the country, the Town will accept an electronic submission of the RFP. Please e-mail submission to townclerk@hopkintonri.org. Mark e-mail in Subject Line "SEALED BID – DO NOT OPEN TILL NOVEMBER 5, 2020 AT 3:15 p.m."

Question: The RFP indicates that the successful respondent shall reimburse the Town of Hopkinton for all costs associated with any groundwater and gas monitoring that may be required by the Rhode Island Department of Environmental Management for the life of the project. a. Who is responsible for ongoing monitoring of the groundwater and gas monitors during the life of the project? b. To compare apples-to-apples responses, can the Town provide an estimated budget that respondents should carry when pricing this project? If actual expenses sought for reimbursement vary from the estimated budget (upward or downward), is the Town amenable to an adjustment to the annual lease payment?

Answer: The Town will be responsible for the ongoing groundwater and gas monitoring during the life of the project, with the successful respondent reimbursing the town for said monitoring. At present, RIDEM requires the Town to conduct this testing quarterly. RIDEM may reduce this testing to twice annually upon request and with a track record of satisfactory results. The most recent cost for one quarter of testing paid by the Town was \$3,058.85. Any possible adjustment of annual lease payment will be subject to negotiation with the Town and written into the contract.

Question: It is outlined in the RFP that there are certain repair activities related to the landfill cap that must be completed prior to the solar project construction. To be clear, is it the Town's expectation that the solar developer will be responsible to subcontract and oversee the landfill

cap repair work? By contrast, does the Town intend to contract and manage the landfill repair work and seek reimbursement from the solar developer for all associated costs?

Answer: It is the Town's expectation that the solar developer will be responsible to subcontract and oversee the landfill cap repair work.

Question: We understand that the entire property is 52 acres, but that 9.5 acres have been allocated for the Phase II project. For the avoidance of doubt, can you provide a visual map indicating the 52-acre property outline and the 9.5-acre footprint intended for solar development?

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

Question: Can the Town provide an as-built topographic survey of the landfill area for development (in CAD or PDF)?

Answer: A PDF of an Existing Conditions Survey, dated December 2019, is provided as Addendum 12.

Question: Can you please verify the voltage interconnection and the location of the point of interconnection?

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

Question: Per the C1 Site Improvement Plan (dated Dec 2019), there are several existing features that are outside of the property line: existing road on the west, existing fence on the west, and a monitoring well. Can we place our new perimeter fence outside of the property line along the existing western road and connect to the existing fence? Per the RFP, the land to the west is owned by the Nature Conservancy.

Answer: This will need to be worked out with the Nature Conservancy at a later date.

Question: Since the landfill and monitoring wells are already encroaching in wetland buffers (50ft buffer per the C1 Site Improvement Plan), can we build racking and the new perimeter fence inside the 50ft wetland buffer as well since the land has been previously disturbed?

Answer: All work, including work within the 50 ft perimeter wetland, is subject to RIDEM review.

Question: The RFP indicates that the respondents are to repair damage to the cap from erosion. Are these erosion repair areas the same one as shown on C1 Site Improvement Plan as the LCR (Landfill Cap Erosion Repairs) areas?

Answer: The erosion areas shown are the worst but the successful respondent is going to need to improve the cover material over the vast majority if not all of the landfill. Recent mowing has caused more areas of potential erosion since there is moss on the majority of the landfill.

Question: Are there required zoning setbacks for this site? We did not see zoning setbacks on C1 Site Improvement Plan and we also could not find zoning setbacks for the Rural Farming Residential Zone in the Hopkinton RI zoning ordinance.

Answer: The Town Council will have to change the Zone for this parcel. If they change it to Commercial as they have done at times in the past, the setbacks would be as follows without adjustment:

Front Yard 60 feet

Side Yard 25 feet

Rear Yard 50 feet