

Addendum #4

RFP: Lease of Real Property for Construction of Solar Energy Arrays and Associated Equipment

Submitted Q&A

Question	Answer
1. Does the Town expect to lease Land or roofs of described objects?	The Town is authorized to lease both land and roofs of the six Town-owned sites per approval of Warrant Articles 28 and 29 at the Town Meeting held on June 16, 2020. Whether or not roofs, land, or both are leased, and at what sites, will depend on the evaluation of the proposals once they are received.
2. Does the Town expect to buy all amounts of generated electricity, or only in the amount consumed by 5 out takers (schools, police and recycle facility)?	The Town would purchase the amounts of energy produced by the chosen sites per the proposed contractual terms. To the extent the Town could receive a credit for municipal consumption of electricity under SMART 2.0 for energy produced in excess of the hosting facility's usage, the Town would be willing to purchase electricity beyond what is consumed by the facility. The Town uses electricity in buildings other than the six Town-owned sites identified in the RFP as indicated in the usage data provided on the website.
3. If developers propose a bigger project and discover suitable land within the town limits, what's maximum amount of electricity that can be purchased by the Town?	The Town can purchase electricity only to meet its total municipal usage. Usage data has been provided on the website. Over the past five years, total municipal usage has ranged from 2.5 to 3.0 million kWh per fiscal year (not including water and sewer). The solar energy array is producing between 0.61 to 0.65 million kWh per year. Therefore, the Town would be looking to purchase up to 1.85 million kWh per year if the terms of the proposed contract are favorable.
4. Is the Town looking for bidders to include roof repair/replacement costs in the bid and that the town will be responsible for all costs of roof replacement?	The Town would be responsible for all costs of roof repair/replacement.
5. Should the cost of removal of solar equipment be included in our financial model in generating a price per kWh?	The bids may include the cost of removal of solar equipment for school roofs as either an adder to the price per kWh or as a one-time payment to be paid by the Town.
6. What is the duration of system downtime (revenue interruption) that should be assumed in our calculations	Assume system downtime of three (3) months for schools, two (2) months for DPW and one (1) month for FD/PD.

Question	Answer
for accommodation of roof replacement?	
7. Should bidders include accommodation for roof replacement on all roof arrays?	<p>No. Willcutt Commons and the DPW Vehicle Storage Building are new buildings and are not expected to require roof replacement over the term of the contract.</p> <p>The schools and police/fire stations are likely to require repair over the term of the contract.</p>
8. Please provide site maps indicating the location of roof and ground areas designated for solar at the pre-approved Town sites.	<p>The Town's authorization to lease approved the entire real estate property for consideration. We look to the developers to identify the best sites with pricing and in consideration of maintaining current usage patterns with minimal disruption.</p> <p>Site maps from the assessor's office have been uploaded onto the website.</p>
9. Are single line drawings available showing the electrical information of the suggested point of interconnection? Alternatively, a description would be just as helpful.	<p>No interconnection data is available from the Town.</p>
10. Please provide roof warranty information.	<p>This information is not available at this time.</p>
11. If needed, will tree-trimming/removal be permitted?	<p>Please indicate the amount of tree-trimming/removal that would be required, and this will be considered within the greater context of the proposed terms.</p>
12. Please provide a list of Town-owned properties for bidders to evaluate if there are additional sites suitable for solar?	<p>The Town looks to the bidders to determine whether other Town-owned properties would be suitable. Both the Water and Sewer Plant sites may be conducive to solar as they are the second largest source of load behind the schools.</p>
13. Please provide annual facility usage for each site.	<p>Please see the data uploaded onto the website for the RFP.</p>
14. Can Cohasset provide hourly interval load data for each of the Town sites?	<p>The available load data has been uploaded on the website. The Town does not have hourly data available.</p>
15. We can either build a system on top of each site that supplies only the amount of energy consumed at each location, or we can max out	<p>The Town is open to optimizing solar production on the most conducive Town-owned sites to supply a credit to other town buildings, if such an arrangement is available and economic. The existing solar energy array is entirely a net metering credit as the load at the DPW Transfer Station is negligible. However, the Town</p>

Question	Answer
the size of the array on each site's roof and use any excess energy to supply clean energy to other town buildings such as the Library and Town Hall through Virtual Net Metering, saving even more money for Cohasset. As the RFP is vague on where the solar arrays should supply energy to, I would like to confirm which scenario would be preferred by the Town.	recognizes that state programs have changed since the solar energy array on the old landfill started operating.
16. Will the systems be enrolled in the SMART Behind-the Meter program?	The Town looks for guidance from the developer as to how to minimize the cost of energy to the Town.
17. Are the Draft Power Purchase Agreement and the Draft Site lease Agreement for School Rooftops documents available in Word? This will make it easier to modify or track changes if there are any.	A word version of each document has been uploaded to the website.
18. In light of the change from the site visit(s) from this week to the Virtual tour on 9/30, would you consider a two week push on the Due date of the RFP from 10/9 to 10/23/20?	Yes, please see Addendum #3 outlining the schedule change.
19. Is there is a way for us to enter the discussion about offering a long term EAAS [energy as a service] microgrid solution for the Town?	Yes. Please feel free to submit a proposal for the Town's consideration.
20. The Town has shown an interest in developing a microgrid solution for	Yes. The goal of the solar energy RFP is to develop the renewable energy building blocks for the town's microgrid framework while reducing energy costs to the Town. The Town encourages bidders to

Question	Answer
reliability and resiliency. Can we submit a proposal for a larger microgrid solution to the Town?	submit proposals for solar energy arrays and associated equipment, including energy storage and microgrid operations management software. Bidders also are encouraged to consider third-party sites that may be more cost-effective for the development of renewable energy for sale to the Town.
21. Is the Town open to roof and canopy solar PV systems at each site?	Yes.
22. Apart from the landfill, are there any sites that the town would entertain ground-mounted PV systems?	The Town looks to the bidders to propose ground-mounted options.
23. Can the Town provide structural drawings, single line diagrams, roof plans, or any drawings in general for each site?	Satellite photos for each site have been uploaded to the website.
24. Can the Town provide the location and voltage of the anticipated point of interconnection for each site?	No interconnection data is available from the Town.
25. If no electrical drawings are available, can the Town provide details of the existing electrical equipment for each site, such as: voltage, amperage, indoor/outdoor, and manufacturer?	This information was provided during the site tour.
26. Regarding the placement of battery storage systems, can the Town provide pictures of available area at each site or recommendations for where to site a battery system?	The Town looks for guidance from the developer as to where a battery storage system could or should be located.
27. Can the Town confirm if there is a communication antenna or flag pole adjacent to the most southern wall of the Deer Hill School? If there is a communication antenna,	The Town does have an operational communications antenna at the school (EOC) which cannot be removed or have any new installations that may interfere with the function of the radios that use the antennas.

Question	Answer
is it operational? If it is not operational, would the Town allow for removal of the antenna?	The Town is open to cost-effective communications solutions to transmit data from the facility as required.
28. If there is a flag pole, would the Town allow for relocation of the flag pole to a more suitable location with regards to a solar PV installation?	The Town would need to understand the specifics of the proposed relocation before being able to comment.
29. Can the Town provide interval data for each site (ideally 15-minute), in particular the Cohasset Middle/High School?	No.
30. There appear to be multiple parcels comprising the main parking lot on the Middle/High School. Are both of these available for use?	The specific parcels available for use as authorized by the Town are: Town of Cohasset Assessors map/parcel E7-41-001-located at 143 Pond Street, Cohasset, MA 02025
31. Zoning code 300-20.8 B states that the maximum height of ground-mounted solar arrays may not exceed 15'. Could the Town clarify if there are any height restrictions for canopy PV systems?	Bidders should assume the zoning code would prevail. If the canopy PV systems would violate the zoning code, please indicate what alternative language would be required and the evaluation committee will incorporate that proposal into the broader consideration.
32. Would the Town be able to provide any as-built electrical drawings and/or general information about the existing solar PV array on the town landfill, such as system size, interconnection, and system age?	The existing solar PV array went operational September 2017. It is approximately 450 kW (AC) in size. Energy is sold to the Town under a net metering agreement.
33. For the Department of Public Works site, do we need a fence between the existing solar system and the	A fence already exists at the existing solar system. A new solar system would need to be located outside the current solar energy array area unless otherwise allowed by the existing lessee of the site.

Question	Answer
proposed solar system? If not, is a buffer required for O&M purposes between solar systems?	
34. For the Department of Public Works site, was the existing transformer sized for additional solar capacity? If so, what is the available kVA for the new solar array?	As far as the Town is aware, the existing transformer was sized for the current site.
35. For the Department of Public Works site, is a perimeter fence required for the new solar array? We did not see an existing perimeter fence in the aerial imagery.	The existing solar energy array site has a perimeter fence and that land is leased to the existing site operator. We look for guidance from the Developer as to whether an additional perimeter fence would be required.
36. For the Department of Public Works site, would the Town consider offers for ground-mounted systems in currently-forested areas for additional capacity?	The Town is open to suggestions, and would consider the proposal within the broader context of proposed terms and alternatives.
37. For each site, can you please provide the required zoning setbacks? Will the Town require any setbacks from NWI wetland features?	<p>The zoning setbacks are available on the Town website and includes setbacks tied to designated wetlands.</p> <p>The Conservation Commission has taken the stance of <i>not</i> permitting new structures to be constructed or other disturbances within 50' wetland buffer zones. This includes on previously altered land. So, I believe that a 50' setback from any wetland, or other resource area, will be required for any new structures or removal of vegetation. Additionally, if work is proposed in a Riverfront Area (200' from mean annual high water from any perennial stream) in an undisturbed vegetated area, a 100' wide vegetated area must be maintained and only 1000 sf of disturbance is permitted per the Cohasset Wetland Rules & Regulations.</p> <p>https://www.ecode360.com/CO3662</p> <p>https://www.cohassetma.org/DocumentCenter/View/118/Cohasset-Wetland-Rules-and-Regulations-PDF</p>
38. In anticipation of the information requested above	Please see Addendum #3 outlining the new schedule.

Question	Answer
potentially having a material impact on proposals, would the Town allow for a one-week extension of the proposal due date?	
39. Does the municipality have any specific regulations and/or permitting processes in place for roof-mounted solar (commercial projects)?	The municipality does not have any specific regulations at this time.
40. If there is, could you please direct me to or send me any related documents with more details? Such as a building code (state or local), zoning code, a regulation, permit document, etc.	Please refer to the Cohassetma.org web page for additional information and clarification.
41. If there are no regulations and/or permitting processes in place, what is the procedure for reviewing and approval of such projects?	This project is subject to permitting through zoning, planning, building and electrical.
42. What's a bidder's incentive to identify other Town sites in the Proposal if those sites become part of a follow-up Town RFP? Are bidder's getting awarded them in advance as part of this RFP?	A bidder may offer a proposal for developing a solar energy array on an existing Town site other than the six identified in the RFP. If a preferred proposal, the Town could pursue that site as part of this Chapter 30B RFP and obtain Town approval to lease the site at the Annual Town Meeting.
43. Bidders may submit a proposal for lease of one or all parcels; provided, however, that a separate proposal must be submitted	The Town is interested in obtaining pricing information to be able to compare individual and bundled options. If a developer can offer economies of scale by bundling sites versus individual bids, the Town would like to receive the best combination of offers. For example, a small site may be uneconomic on its own, but could be

Question	Answer
for each parcel in addition to any proposal that combines individuals parcels.”– given potential pricing discounts given the size/number of various project combinations is the Town’s intent to have 1 Project Proposal, but possibly a large number of Pricing Proposals (i.e., reflecting the various project combinations).	an economic option if staging costs were shared with another large site. The Town encourages bidders to propose their best options, but provide transparency as to what individual sites would require on a stand-alone basis so the Town can decide how to proceed.
44. In order to accommodate the Town’s desire for local 3rdparty sites what is the maximum amount of energy the Town could purchase (net of this RFP and other energy contracts in place)?	The Town could procure up to 1.85 million kWh per year, not including the Water and Sewer Commission load.
45. Would the Town also consider PPAs from non-local sites, but within National Grid territory?	The Town would consider PPAs from non-local sites. Given the evaluation criteria, however, the cost savings would have to be preferential to savings available from local sites that also can offer reliability and resiliency opportunities to the Town under the conceptual microgrid framework.
46. Are there any roof warranties and/or blueprints available? What are the expected timeframes for roof repairs and/or replacements? Are any of these roofs ‘solar ready’, if not what would they need to be ‘solar ready’? Has the Town hired any roofing firms to examine the facilities/guide them with the RFP?	The Town looks to the developer to determine whether the roofs are ‘solar ready’ and what would be required. Except in the case of Willcut Commons and the DPW vehicle storage building, the roofs at the other sites are anticipated to have to be replaced during the term of the contract. Warranties and blueprints are not available. A study on the High School/Middle School roof was performed in 2011 and is available on the website: https://www.cohassetma.org/DocumentCenter/View/358/Cohasset-Middle-High-School-Roof-Survey-PDF We look to developers to identify what studies would be required as part of the bid.

Question	Answer
47. Please explain the relevance of the invoices appearing on p. 6, 12, 14, 18 and 21. Are they somehow related to the proposed sites (e.g., are these meters co-located with other meters at the proposed buildings)?	These invoices are examples of the utility bills and associated tariffs for specific sites identified in the RFP. More detailed monthly data is provided on the website.