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**Woods Road Landfill Solar Project**  
Bidders’ Questions and Responses  
Updated November 18, 2019



Question Received	<u>Question</u>	<u>Response</u>	Response Delivered
10/24/19	<p><i>Related to rule changes:</i></p> <p>“I just wanted to ensure that there wasn’t any other reason to consider the smaller (660 kW) array size as suggested by TRC in the RFP.”</p> <p>“Is there any budgeting work done by TRC or the town for the expected Medium Voltage or Interconnection Upgrade requirements. In other words, did TRC develop budgets for these known requirements that were spelled out in the RFP?”</p>	<p>“We are welcome to proposals for any size system; however, in my research, I have been led to believe if we didn’t maximize the system size to the site, we would likely not capture economies of scale for the technology. With that, we have long been anticipating the rule changes for solar energy in Maine so we can do just that.</p> <p>“TRC, I, and our Public Works Director met with CMP quite a few years ago when we were first exploring this project. That meeting was more of less a “mock” meeting to understand the process of the Interconnection Requirements, rather than understanding the associated costs. Following up on this will be the responsibility of those preparing proposals”</p>	10/28/19
10/28/19	<p>Will you be able to provide Utility Bills for accounts that we are considering as off-takers?”</p> <p>“What is the difference between First Point power and Standard Offer?”</p> <p>“Are we to assume these accounts were placed with First Point power?”</p>	<p>“Yes”</p> <p>The Town works with a broker to procure our electricity rates. We have a two-year electricity supply contract with First Point Power for our largest accounts and a lot of our small accounts; the Standard offer is provided by the utility and includes some of our small accounts. The Wastewater Department’s accounts are included in our First Point Power Contract. We also have a contract with Constellation Energy through December of 2020 which will be added to the website.</p> <p>Central Maine Power bills include bot portion mentioned above; T&amp;D and supply.</p>	10/28/19
11/4/19 <i>During pre-bid meeting</i>	<p>Interconnection agreement with the utility—does the town own the capacity of that line?</p> <p>Will there be an extension warranted based of NEB rule changes?</p> <p>Drag test on the landfill?</p>	<p>This will be the responsibility of the developer to complete the CMP Interconnection Application.</p> <p>Yes</p> <p>No</p>	11/4/19
11/4/19 <i>During pre-bid meeting</i>	<p>Can utilize the space behind the landfill i.e. wooded area behind the landfill?</p>	<p>The wooded area is part of our open space area and has a forestry management plan and other restrictions; therefore, it will not be utilized for solar development.</p>	11/4/19
11/4/19 <i>During pre-bid meeting</i>	<p>Is the site secure? Would a fence be the responsibility of the developer?</p> <p>What is the Towns expectation for going into contract?</p>	<p>Currently it is not secure, the landfill itself is not secure, but the Town runs a transfer station adjacent to the landfill capped. Therefore, any fencing requirements will be the responsibility of the developer.</p> <p>Contract negotiation will be developed with the team present today. The Town Council will be briefed on the status report once we have proposals. Standard contract will be added to the Town’s website for developers to review.</p>	11/4/19



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11/4/19 <i>During pre-bid meeting</i>	In the RFP, looking for information on the installer—safety record claim history etc. We use several installers, won’t know who that entity will be until later ....	Can put in a place holder but won’t disqualify applicant if this information is missing for now. Moreover, information can be provided after bids are delivered.	11/4/19
11/4/19 <i>During pre-bid meeting</i>	Regarding energy billing is there a preference for the town to obtain the renewable energy credits?  Should we include a draft PPA?  Existing power contract?	Town would like to see either analyses regarding selling or obtaining RECs. Moreover, bidders are encouraged to provide multiple financing and development options for the Town to consider.  Yes  Will send power contract with First Point and Constellation.	11/4/19
11/4/19 <i>During pre-bid meeting</i>	Does the town have any efficiency plans/ load or development plans?  Are there any plans to change your electricity supply and utility billing?	The town is committed to reducing out carbon footprint through energy efficiency measures which is led by the Sustainability Office.  Both the supply and T&D bills are billed together; there are no plans to change.	11/4/19
<u>11/4/19</u> <i>During pre-bid meeting</i>	Is the grass area behind the landfill cap be used as a staging area?  Can the rear of the compost area, adjacent to the landfill cap, be used as staging?	Yes, as long as it’s off the cap  Yes, maybe it depends on the timing of the compost operations (turning the piles etc.	11/4/19
	Is the landfill cap a clay or liner?	It’s a combination of both, clay and synthetic cover—the Landfill Closing Plan from the DEP is included in the Appendices of the RFP	11/14/19
11/5/19	How will the Town tax the project?	This will depend on who owns the array and can addressed during contract negotiation.	11/14/19
11/13/19	Is the Town of Falmouth interested in also receiving a proposal for an off-site solar energy project as an alternative to the landfill project?  Can we assume that the Town would like to offset the electricity costs for all CMP meters owned by the Town, Wastewater Treatment District, and School Department?  Have you determined whether the Town would be open to solar being installed off the cap on any of the remaining 20 acres of the landfill parcel?	At this time, we are entirely focused on the capped landfill site  The Town will work with developers to decide which accounts will be used for offset during proposal review and contract negotiation.  The property adjacent of the capped landfill is designated for Transfer Station operations, and the wood surrounding the landfill is protected habitat; we are only interested in siting panels on suitable land on top of and on the perimeter of the landfill cap.	11/14/19



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11/13/19	<p>Can you provide the height of the existing fence at the Transfer Station Property?</p> <p>How would you like us to handle utility interconnection costs in our pricing? Should we assume no interconnection costs? Or specify our interconnection cost estimate in our proposal?</p> <p>Page 24 of the RFP shares two repair items which were noted during the 2015 site visit. Do you know if these have been resolved? If not, can you provide a map which identifies the area of "very wet soil at the edge of the top of the landfill..." as well as either an expected repair cost or required setback</p>	<p>4 feet high</p> <p>It would be helpful to see both analyses. The Town cannot begin a formal interconnection application with the utility until a project has been approved.</p> <ol style="list-style-type: none"><li>1. The phragmites identified as a potential problem has been treated by a local contractor and may need retreatment. This will be the responsibility of the Town</li><li>2. The underdrain and slop issues were remediated shortly after the 2015 inspection.</li></ol>	11/14/19
	<p>Regarding PPA financing, is the Town interested in the highest total savings (in \$) on its utility bills or the lowest PPA rate (in \$/kWh)? This could be different because different sizes or system layouts could change the annual kWh generation of the solar array.</p> <p>Could the Town please help to clarify which accounts are included on both Appendix B_Finance and Appendix B_Town and School? There are a different number of accounts noted on the two lists and it would be helpful to ensure there is no double-counting when trying to understand the Town's full kWh load.</p> <p>Does the Town plan on installing meters on the streetlights that are currently unmetered? Referencing the "Street Lights Unmetered" electric load reference on Appendix B_ Finance.</p> <p>The wooded area is part of our open space area and has a forestry management plan and other restrictions; therefore, it will not be utilized for solar development.</p> <p>At the site visit, it was noted that the Town is only looking to offset 30% of its load. Typically, solar arrays are designed to be about 80% of the customer's load. Could you please clarify why the Town is only interested in offsetting 30% of its annual load?</p>	<p>The Town is interested in proposals which will bring the most financial return. Moreover, we’re welcoming proposals for direct ownership models, as well as PPAs.</p> <p>There could be some overlap in this information. Appendix B—is a finance document which includes a lot of the small lighting accounts that may not have been fully accounted for in the more consolidated Town and School document.</p> <p>This would require PUC rule changes and is a very distance future task we’re working in. For now, please assume the streetlights are unmetered and will remain that way.</p> <p>The wooded area is part of our open space area and has a forestry management plan and other restrictions; therefore, it will not be utilized for solar development.</p> <p>We are looking to maximize the landfill site at this time. Some preliminary numbers during our feasibility assessment (TRC Report attached to the RFP website), suggests that we could offset about 20-30% of our load at that time.</p>	



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Could a standard interconnection ITC-eligible cost be stated for all bidders to use at this stage? This will allow Falmouth to more easily compare bids. We recommend something like \$0.10/W-dc or \$150,000. On the same note, is Falmouth planning on submitting an interconnection pre-application to Central Maine Power now and providing the results to all bidders once received from CMP? Should all bidders assume that the solar array will be interconnected to the CMP 12.47 kV overhead line at the location shown below (circled in green)?



We were told by the utility back in early 2016 that we couldn’t go through the formal interconnection application process until we had a project; moreover, what we did was simply a “mock”. This will be the responsibility of the developer to pick up where the town left off. At that time, we didn’t have three phase power at the site, and now we do. It is my understanding that the power will be fed from the array into the overhead line you depicted in the picture.

11/4/19

Comment from pre-bid meeting—the Town should finalize the Interconnection Agreement/Application with the Utility

Comments during Site Visit from Jay Reynolds, Falmouth Public Works Director—  
Developers must work within the Transfer Station operating hours. Developers are also allowed to use the compost access road for delivery of equipment.