

## **Responses to Respondent Questions**

### **RFP: Leasing Town of New Paltz Municipal Land for Solar Development**

#### **Town of New Paltz, New York**

**July 12, 2019**

The Town of New Paltz (Town) is pleased to present this Responses to Respondent Questions (Response) for the above referenced RFP. Respondents are encouraged to carefully review this Response and direct any comments, questions or concerns to the Designated Contact Person: Thomas T. (Ted), Nitza, Jr., P.E.

All communication of any kind regarding this RFP during this period must be made via email. All questions and inquiries regarding this RFP must be submitted via email to [tnitza@walden-associates.com](mailto:tnitza@walden-associates.com)

The responses are provided below in no particular order or priority:

1. Is the Town planning to issue an Addendum to the RFP?

Yes, the Town is planning to issue Addendum #1 next week that will include additional and clarifying information regarding the Pre-Bid Meeting, Lease Template Tool, landfill information and other items related to this project.

2. Is attendance at the Pre-Bid meeting mandatory?

No. Addendum #1 will provide confirmation that attendance at the Pre-Bid meeting conducted on June 28, 2019 was not mandatory for providing a Response to the RFP.

3. Is leasing additional land and developing it for solar (inclusive of tree clearing) an option for this RFP? What is the process for selecting and leasing land additional to the 8.5 acre landfill?

The Town confirms with this Response that proposals are not required to limit Solar Energy System facilities to the landfill or portions to the landfill. The Town will evaluate proposals that describe larger areas from Respondents. The Town notes that Town ownership of contiguous land near the landfill is limited to the 189-acre Site. The Town encourages Respondents to describe such proposals beyond the limits of the landfill with at least the following:

- Simple maps showing the general area(s) proposed (annotated aerials)
- Include approximate dimensions of the area(s) and declare the sought acres rounded to a 0.1 acre
- Description or sketches of what would be placed on the area(s)

The RFP will be reviewed for conflicts with this statement and any clarifications made with Addendum #1.

4. Does the Town/County have the calculations regarding existing storm water management?

The Town does not have any calculations regarding existing stormwater facilities or management that can be considered for use by the Respondents. Respondents are encouraged to declare any assumptions, estimates, or calculations that are material to their proposal in their Response.

5. Can the Town share municipal power consumption? And any target they would be interested in offsetting with a community solar subscription?

The Town is not providing power consumption at this time. The Town does not have a target for offsetting power consumption with a community solar subscription at this time but remains interested in creative solutions that might, or might not, consider such offerings in their Response. The focus of the Town for this RFP is primarily, but is not limited to, revenue through a land lease but the Town also encourages the consideration of community solar approaches.

6. Is there a final conclusion as to the actual number of acres available for use to install PV onto on the Town owned site? The bid mentions 8.5 acres, however there is also a statement that other usable land may be available at the site?

Please note the Town's Response to Question #3.

7. Is the site available to visit after the site visit date? If so, how do we arrange this?

The Town notes that much of the Site (but not necessarily the landfill) is open to the public during normal posted times of Town business, the Town's ReUse and Recycling Center and many recreational activities such as summer baseball, BMX biking and trails. In addition, the Town will work to accommodate additional visits and reviews of the Site (including the landfill areas) within the constraints of Town staff and other resources. Such requests are required to utilize the instructions described in Section 5 of the RFP (Submission of Questions).

8. Will any site assessment costs or utility interconnection review costs be reimbursed from the Town of New Paltz prior to determining if the site is viable for PV or not?

The Town recognizes that there are uncertainties inherent with any Responses to this RFP. If certain site assessment, utility interconnection review or other preliminary costs are proposed to be sought by the Respondent as mandatory or contingent reimbursement by the Town, then such provisions should be clearly stated in the Respondent's proposal.

9. Please clarify the intention of the Town with regard to the initial 2-year period prior to the 25-year lease period. Previous lease projects that we have been involved with entailed lease term and associated payments to site host beginning only concurrently with the operation of the solar arrays.

Part 8 Proposal Requirements, Section 5 – Price Proposal (page 11) and Appendix 2 provide guidance on this topic; however, the Town encourages Respondents to note the last sentence of Appendix 2 that allows for alternative lease arrangements that the Respondent wishes to propose.

To that end, the Town does emphasize that the Town seeks revenue through a land lease as the primary, but not only, measurable Evaluation Criteria (Part 9, page 11), the timing, acres included or recognized, contingencies and other factors can be clarified in the Respondent's proposal.

The RFP will be reviewed for conflicts with this statement and any clarifications made with Addendum #1.

10. Please provide a topography map of the landfill.

The Town does not have any additional topography information for the landfill but notes that topographical information is available on the Ulster County Government website at [www.ulstercountyny.gov](http://www.ulstercountyny.gov) (proceed then to Information Services, then GIS Services). In addition, the RFP included (as one of the three original attachments) the 2018 Annual Post-Closure Monitoring Results by the Town submitted to The Ulster County Resource Recovery Agency. An additional copy of this report is available upon request.

11. Can the Town provide any wetland delineations from previous development on the proposed property (e.g. the cell phone tower to the SE).

The Town does not have any additional wetland information for the Site but notes that wetland information is available on the Ulster County Government website at [www.ulstercountyny.gov](http://www.ulstercountyny.gov) (proceed then to Information Services, then GIS Services and seek out 'Freshwater Wetlands' and 'National Wetlands Inventory' data sets available on the Parcel Data Viewer). In addition, the New York State Department of Environmental Conservation - Environmental Resource Mapper at [www.dec.ny.gov/gis/erm](http://www.dec.ny.gov/gis/erm) can be a helpful resource.

12. Is a Word version of the lease template available?

A Word version of the RFP Appendix 4 Sample Land Lease Agreement will be provided with Addendum #1.

13. Does the landfill have a site code with the NYSDEC or EPA?

The Town will provide information responsive to this question in Addendum #1. In addition, the RFP included (as one of the three attachments) the 2018 Annual Post-Closure Monitoring Results by the Town submitted to The Ulster County Resource Recovery Agency. An additional copy of this report is available upon request

14. Are there any landfill cap management processes / procedures that we would need to follow for the town?

The Town will provide information responsive to this question in Addendum #1. Respondents are advised that the Town intends to lease land for this project on an “as-is” basis and that the Town confirms the statements and requirements described in the Site Work and Maintenance Requirements section of Part 3 Project Scope (page 5 of the RFP).

The Town notes that the landfill has been closed within the agreements of a Consent Order with the DEC and proposed improvements will need to seek the DEC’s approval.

The Town adds that mowing of the landfill area is conducted approximately two times each year.

15. Are there any construction limitations (access, work hours...) other than what’s presented in the RFP?

The Town states no other construction limitations other than what is already included in the RFP.

16. Is prevailing wage contracting is required by the Town?

The Town confirms that Part 3 Project Scope states that the Town will not own or operate any of the proposed Solar Energy Systems that would be caused by the successful Respondent. The Town has not placed any additional wage specifications for this project other than noting all other County, State and Federal regulations apply.

End.