

Oaks Solar RFEP Questions

Please note: This is a QUALIFICATION submittal. It is important that each company/team demonstrates their experience and abilities to provide a public private partnership (P3) project where a third-party implements solar advanced energy infrastructure onsite. The County is interested in creative funding structures. This RFEP will be used to generate a short list of prospective public-private partners with whom the County may engage in more detailed cost proposals and methodologies.

1. Q: Could we have access to digital drawings of the landfill?
R: They will be available to those selected on the short-list.
2. Q: During the pre-bid conference there was mention of electronic topographic maps. Could we have access to these maps, if available, as well as the locations of gas wells across the cap.
R: They will be available to those selected on the short-list.
3. Q: If there is a schematic of the existing landfill gas collection system, could we have access to it?
R: It will be available to those selected on the short-list.
4. Q: Are there any more details on the Park and Planning review that was conducted 2 to 3 years ago? For example, could you share any documentation received as part of that review?
R: They will be available to those selected on the short-list.
5. Q: Could you share a copy of the 30-year landfill closure plan and any specific restrictions related to the weight (pounds per square foot) allowed on the cap or other pertinent restrictions?
R: They will be available to those selected on the short-list.
6. Q: Please confirm that any scrub/brush/trees on the cap may be removed if necessary to accommodate the solar array.
R: Any scrub/brush/trees on the cap can be removed. Please note that bidders should assume that no trees may be removed on a recently forested area on the northeast slope quadrant.
7. Q: What restrictions must be considered with trimming and removing trees along the perimeter of the cap that could potentially cause shading of the array? A Forest Conservation Area (FCA) was mentioned.
R: Any modification to the established tree stand must be permitted and approved by the authority having jurisdiction.
8. Q: Is there a required/desired set back from the edge of the landfill cap that respondents should be aware of?
R: There are no required setbacks. However, any encroachments proposed will need to be reviewed with regard to their impact to site operations.

9. Q: What is the County's anticipated ANEM kWh reimbursement rate from Pepco?
R: This will be provided to those selected on the short-list.
10. Q: Does the County know if there is a requirement to obtain permits from the Maryland Department of the Environment? Besides normal construction permitting, are there any other known agency permits/approvals required for the site and project (Fire, Council)?
R: As a developer, you should be aware of all permits required for the construction and operation of your proposed system.
11. Q: Has there been a Pepco interconnection study done on the site?
R: No. An application to Pepco had been submitted and costing figures were provided by them for a solar project previously proposed on this site. However, that project was cancelled prior to the interconnection study being started.
12. Q: Are there weight limits on the landfill cap? Are there any restrictions on the type of equipment that can access the upper portions of the landfill cap?
R: It is expected that the successful bidder will be providing a structural analysis to determine weight capacity of the landfill cap and associated gas collection system.
13. Q: Is there a County bonding requirement (we are aware of the PSC requirement)?
R: No
14. Q: Do we have to include the community solar portion of the project?
R: You are not required to include a Community Solar project in your proposal. It is the County's desire to develop Community Solar on the Oaks Landfill which would support low- and moderate-income families. We believe that this would bring the best value to County residents. The evaluation of the proposals to develop the short-list for interviews will be assessed on your company's qualifications and what will be in the best interest and value to the County and its residents.
- Additionally, you are not restricted to submit a proposal with just the 2MW of ANEM and two 2MW of community solar (which we know is permitted through current regulation). Should you suggest a different configuration with a proposed process that is beneficial to the County, it would also be considered.
15. Q: If so, what percentage of the energy needs to be procured from residential as opposed to the County?
R: The County and the successful bidder will negotiate the final price and percentage for each off-take agreement.
16. Q: What is the County's total load?
R: 170 million kWh
17. Q: Does the County have a preferred/desired commercial operation (COD) date for the solar projects?
R: No.

18. Q: Under Financial Approach, “All responses must include a letter of intent from a financing partner”. Is the letter to be provided with the Pre-Qualifications submission or with price proposals?
- R: The letter is to be included in the Pre-Qualification submission. The County wishes to conduct one negotiation with the selected vendor and does not wish to conduct second set of negotiations with the finance company. A developer should have discussed with a financier their interest in financing landfill projects and their interest in working with Montgomery County and be included in the initial contract negotiations.
19. Q: Please provide County electric usage and tariff account information for the accounts to be supplied (metered) for the aggregate NEM structure.
- R: This will be available to those selected on the short-list. See the response to Question 16 for the County’s energy usage.
20. Q: Will the County make available the technical and historical information for the landfill, including the cap design documents and settlement/survey reports?
- R: This will be available to those selected on the short-list.
21. Q: There were onsite discussions regarding existing ash piles that could be leveled, currently on top of the landfill cap. Can the County confirm this? Can the County identify all ash pile locations or other mounds/piles that can be leveled?
- R: Material piles on top of the cap can be leveled, but it is expected that the successful bidder would conduct a geotechnical investigation as to the material type and locations prior to leveling.
22. Q: One of the possible interconnection options was the on-site building. Can the County confirm the availability and size of the service feeding the building?
- R: This will be discussed with the those selected on the short-list.