## City Of Torrington

ENGINEERING DEPARTMENT (860) 489-2234

Fax: (860) 489-2550



140 Main Street • City Hall Torrington, CT 06790-5245

#### Landfill Solar Project Addendum #1

Pre-Bid Conference Questions & Answers March 14, 2012; 2 PM

#### 1. What is the acreage of the hazardous waste site?

The cleared solid waste landfill area is approximately 19 to 21 acres. In addition to this area, there are 3 acres located within the fenced area noted as the metal hydroxide disposal area. The solid waste area and metal hydroxide site can only be used given Connecticut Department of Energy and Environmental Protection (DEEP) approval. The entire site including the tree area is approximately 99 acres.

#### 2. How will the City proceed if Virtual Net Metering is not approved in 2012?

The City wishes to select a developer shortly after receipt of proposals and finalize an agreement that allows submittal to Connecticut Light and Power Company's (CL&P's) ZREC solicitation program this year. It appears that proposed virtual net metering bill amendments allowing a lease agreement is moving forward in the State Legislature. The City is committed to working with the selected developer even if an agreement is not reached before CL&P's RFP submittal deadline. It is anticipated that CL&P's RFP will be advertized sometime in mid April 2012 possibly open for up to eight weeks. PURA will release their final decision on CL&P's RFP ZREC package on March 28, 2012. **The RFP opening date and time will not be extended.** 

#### 2. Is one (1) Mega Watt the largest system that will be allowed?

If a larger system is economically feasible, then the City is agreeable to a larger system. The Connecticut Public Utility Regulatory Agency (PURA) will direct CL&P to provide bid proposals based on nameplate rating; however, the maximum project capacity solicitation will be limited to 1 MW for ZRECs and 2 MW for LRECs and projects will only receive RECs for the project's actual energy production. Project RECs exceeding the program caps can be used at the customer's discretion outside the ZREC and LREC programs. In addition to this information, "Virtual Net Metering" will have a nameplate capacity rating of two megawatts or less.

#### 3. What is the power demand for the City of Torrington?

The attached list shows the history of the City's five highest electric accounts.

4. Will crossing the railroad and state highway with aerial power lines require an easement? The railroad is State owned. Connecticut Department of Transportation (CDOT) rail division approval will be required to run aerial lines over the tracks. I confirmed with the local CDOT District office that they will issue a permit to cross over the State's South Main Street highway right of way. Also, the narrow strip of land between the South Main Street highway right of way and the Naugatuck River is currently owned by Ted Marola. Approximately 5 years we had talked to Mr. Marola about

obtaining an easement to install a sewer line from the highway through this same property and under the river to the sewer plant. At that time Mr. Marola was open to granting an easement.

#### 5. What is the point of interconnection with the power grid?

We do not know the answer to this question. Further review and discussions with CL&P is required.

#### 6. Who owns the power lines entering the landfill property?

The overhead lines/poles that are on Vista Drive are under CL&P's ownership. Also, a copy of CL&P's pole data base that we have in our office indicates the poles located within the landfill site, located adjacent to the gravel access drive, are CL&P poles and the poles are numbered.

#### 7. Can the lease bid be tied to ZREC and can the suggested ZREC be a fixed amount?

For Proposal comparison purposes the ZREC credit shall be assumed to be \$250. The City wants to be able to compare "apples with apples" and limit the variables in the proposals.

#### 8. Can poles be inserted in to the landfill cap?

No, the cap cannot be penetrated with poles, footings, conduits, fence posts or equipment. Any disturbance to the grass surface during construction activities will have to be reestablished to prevent erosion of the cap.

#### 9. Can maps be included in the addendum in a PDF format?

PDF files of available mapping if given in the original RFP package.

#### 10. Is there as venting or collection system in-place for the landfill?

No.

#### 11. Can a detail of the landfill cap be included with the addendum?

Attached are two original details of the cap sections.

#### 12. What DEEP permitting will be required as part of this project?

The City has written a letter to the DEEP Commissioner asking if a DEEP permit is required. We have not received a response yet.

#### 13. What are the costs to the developer payable to the City of Torrington?

The Zoning/Inland Wetlands application fee will be approximately \$210. The Building Department fee will be approximately \$25.26 for the first \$1,000 of the project cost plus \$12.26 for every thousand dollars thereafter. The Building Department has a \$150 plan review fee.

#### 14. What are the City of Torrington's insurance requirements?

Attached is an Accord certificate sample specifying insurance requirements.

#### 15. Who will be responsible for grounds maintenance?

The Proposer/developer will be responsible for all maintenance adjacent and between their solar panels. If the area is fenced by the developer, then all maintenance within the fenced area will be the responsibility of developer. The City will maintain the existing access road and adjacent areas outside the panel area. The City will maintain the access drive gate. The City will entertain any other security systems the developer may want to propose. The City will be using the access drive to dispose of clean fill on a periodic basis in the clean fill area designated on the attached map showing this area.

#### 16. Is the developer required to fence in the area of the system?

Fencing is not required; however the developer will be responsible for security. Fence posts cannot penetrate the cap.

#### 17. Can the field meeting sign in-sheet be included with the Addendum?

Attached is the attendee sign-in sheet for the site meeting.

#### 18. Who is responsible if contaminants are encountered?

Prior to beginning work the developer shall inspect site with City to verify cover conditions and if any contaminates are exposed. If so the City will be responsible for cover repairs. Any contaminants exposed during construction shall be the developers responsible to remedy.

#### 19. Will taxes have to be paid to the City?

Yes, property taxes on equipment will have to be paid to the City Tax Collector. Torrington has a private Tax Collector. Also, sales taxes are not exempt.

Below are responses to additional questions the City's Purchasing Agent received from companies regarding the RFP. Some of the questions were asked again in the field meeting and were not repeated and are answered above.

- a. Perspective companies can visit the site by requesting permission to enter the property by contacting the Engineering Department. The City will unlock the gate for entry that day.
- b. Is there an engineer's estimate for the project? No.
- c. Is there a transformer bank which services the facility? No.
- d. The Inlands Wetland Commission mentioned in the RFP; is this a City, County or State agency? It is a local City commission.
- e. Regarding the Alternate Proposal of connecting to the Water Pollution Control Plant, will the successful party be required to dismantle the electrical lines after the 15 year PPA contract expires? Also, will the supply lines to the Water Pollution Plant need to be buried for the sections that traverse the sewer plant site?

All equipment and infrastructure installed by the developer will have to be removed at the end of the 15 year lease term except if there is a mutual agreement to extend the lease agreement and project terms. The supply wires to the Water Pollution Control Plant within the sewer plant property do not have to be buried.

f. Is there a bid bond required for this project?

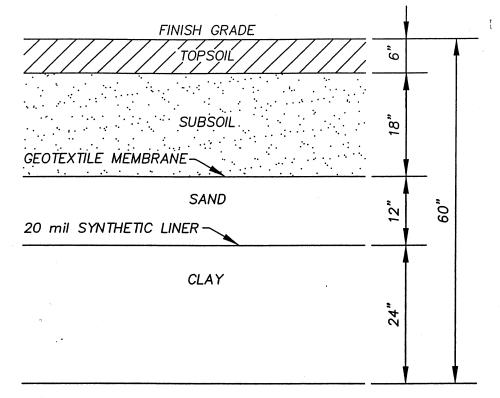
No bid bond is required however there will be some type of financial instrument required for removing the equipment at the end of the lease term unless negotiated otherwise.

- A. Usage history of the City's five highest electricity accounts.
- B. Details of landfill cap sections.
- C. Sample of Accord insurance certificate.
- D. Map showing City's "clean fill" area.
- E. Field meeting attendee sign-in sheet

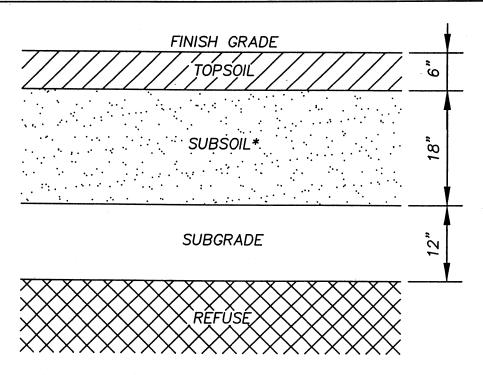
### Electricity Usage History - City's Five Highest Metered Accounts

City of Torrington	FIRE STATION	CITY HALL	POLICE STATION	PUBLIC WORKS	WPCA
Sity of Torrington	Rate 030		Rate 035		
		Rate 030	Rate 033	Rate 035	Rate 035
Date	Water St. 51628082000	Main St. 51587615097	Main St. 51866182090	ARTHUR ST. 51940872013	BOGUE RD. 51462672015
	KWH	KWH	KWH	KWH	KWH
Feb-07	12,240	15,120	49,600	14,800	-
Mar-07	12,960	14,640	53,120	18,000	182,160
Apr-07	13,200	14,760	49,920	16,320	127,400
May-07	12,000	14,880	46,080	12,160	183,600
Jun-07	11,760	17,400	48,960	10,320	152,640
Jul-07	28,800	20,520	51,360	10,800	160,560
Aug-07	23,280	23,760	55,040	10,800	167,760
Sep-07	21,840	21,840	52,000	10,320	168,480
Oct-07	21,600	19,800	51,360	9,120	154,800
Nov-07	15,120	16,560	46,720	8,400	141,120
Dec-07	12,960	16,920	48,960	10,400	18,360
Jan-08	13,680	19,920	57,440	16,160	154,800
Feb-08	29,520	17,400	52,160	13,440	210,960
Mar-08	14,400	17,400	55,200	16,000	172,800
Apr-08	12,720	16,200	48,000	12,160	157,680
May-08	12,480	17,520	48,640	10,720	180,720
Jun-08	12,480	18,480	51,200	10,000	140,400
Jul-08	24,720	22,800	50,720	11,280	181,440
Aug-08	24,480	27,720	54,720	13,120	159,840
Sep-08	21,840	24,240	49,280	12,320	189,360
Oct-08	22,080	21,840	50,400	11,440	156,240
Nov-08	13,920	18,240	45,760	9,840	206,640
Dec-08	14,400	19,080	52,160	11,600	203,760
Jan-09	14,640	20,040	54,880	14,480	190,800
Feb-09	13,680	18,480	54,720	15,120	172,080
Mar-09	12,000	16,920	49,600	13,120	182,880
Apr-09	12,480	8,040	47,520	10,960	167,040
May-09	13,920	3,840	46,400	9,680	187,920
Jun-09	19,200	11,040	47,680	9,040	161,280
Jul-09	20,640		47,520	9,840	180,000
Aug-09	24,240		55,200	13,440	170,640
Sep-09	22,800		50,560	15,520	177,840
Oct-09	18,720		45,920	10,560	170,640
Nov-09	13,200		44,480	9,760	151,200
Dec-09	15,840		47,680	10,880	174,240
Jan-10	17,040		49,600	15,200	194,400
Feb-10	13,680		42,560	13,280	240,480
Mar-10	14,640		47,360	14,160	183,600

City of Torrington	FIRE STATION	CITY HALL	POLICE STATION	PUBLIC WORKS	WPCA
	Rate 030	Rate 030	Rate 035	Rate 035	Rate 035
Date	Water St. 51628082000	Main St. 51587615097	Main St. 51866182090	ARTHUR ST. 51940872013	BOGUE RD. 51462672015
	KWH	KWH	KWH	KWH	KWH
Apr-10	13,680		43,360	12,320	168,480
May-10	20,640		47,520	9,680	185,760
Jun-10	24,240		47,360	10,480	156,240
Jul-10	25,440	47,680	49,120	11,280	180,000
Aug-10	29,520	65,760	59,520	13,360	167,040
Sep-10	26,400	58,880	53,920	11,520	172,080
Oct-10	20,160	45,920	48,000	10,320	160,560
Nov-10	15,360	30,880	44,800	8,640	169,920
Dec-10	17,520	32,960	50,880	9,920	179,280
Jan-11	18,960	40,320	56,800	14,880	200,880
Feb-11	16,080	36,960	50,720	20,400	177,120
Mar-11	16,320	36,000	50,080	18,720	46,080
Apr-11	15,360	34,400	44,000	12,000	172,800
May-11	17,760	35,840	49,600	11,280	201,600
Jun-11	22,320	33,280	48,960	8,960	159,120
Jul-11	30,960	40,960	48,000	9,440	164,880
Aug-11	42,720	46,560	60,320	11,760	159,840
Sep-11	37,200	39,200	50,240	10,000	164,160
Oct-11	36,240	38,240	48,960	8,160	184,320
Nov-11	32,160	33,280	45,280	7,840	162,720
Dec-11	32,400	34,560	46,080	9,200	149,760
Jan-12	33,840	38,404	52,320	12,560	197,280
Feb-12	29,520	36,000	48,320	13,920	171,360



## METAL HYDROXIDE SLUDGE CELL DISPOSAL AREA Closed Per RCRA 1989 TYP. COVER



## MSW AREA CLOSED 1994 TYP. COVER

\* <u>SUBSOIL</u> Low permeability layer compacted to a permeability rate of  $10^{-5}$  cm/sec or less.

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			HIRED AUTOS NON-OWNED AUTOS				BODILY INJURY (Per accident)	\$	
							PROPERTY DAMAGE (Per accident)	\$	
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#### **IMPORTANT**

If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

#### **DISCLAIMER**

The Certificate of Insurance on the reverse side of this form does not constitute a contract between the issuing insurer(s), authorized representative or producer, and the certificate holder, nor does it affirmatively or negatively amend, extend or alter the coverage afforded by the policies listed thereon.

# SAMPLE

POLICY NUMBER:

COMMERCIAL GENERAL LIABILITY

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

## WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

#### SCHEDULE

Name of Person or Organization:

(If no entry appears above, information required to complete this endorsement will be shown in the Declarations as applicable to this endorsement.)

The TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US Condition (Section IV - COMMERCIAL GENERAL LIABILITY CONDITIONS) is amended by the addition of the following:

We waive any right of recovery we may have against the person or organization shown in the Schedule above because of payments we make for injury or damage arising out of your ongoing operations or "your work" done under a contract with that person or organization and included in the "products-completed operations hazard". This waiver applies only to the person or organization shown in the Schedule above.

## SAMPLE

POLICY NUMBER:

COMMERCIAL GENERAL LIABILITY

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

# ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – SCHEDULED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:

#### **COMMERCIAL GENERAL LIABILITY COVERAGE PART**

#### **SCHEDULE**

Name of Person or	Organization:		

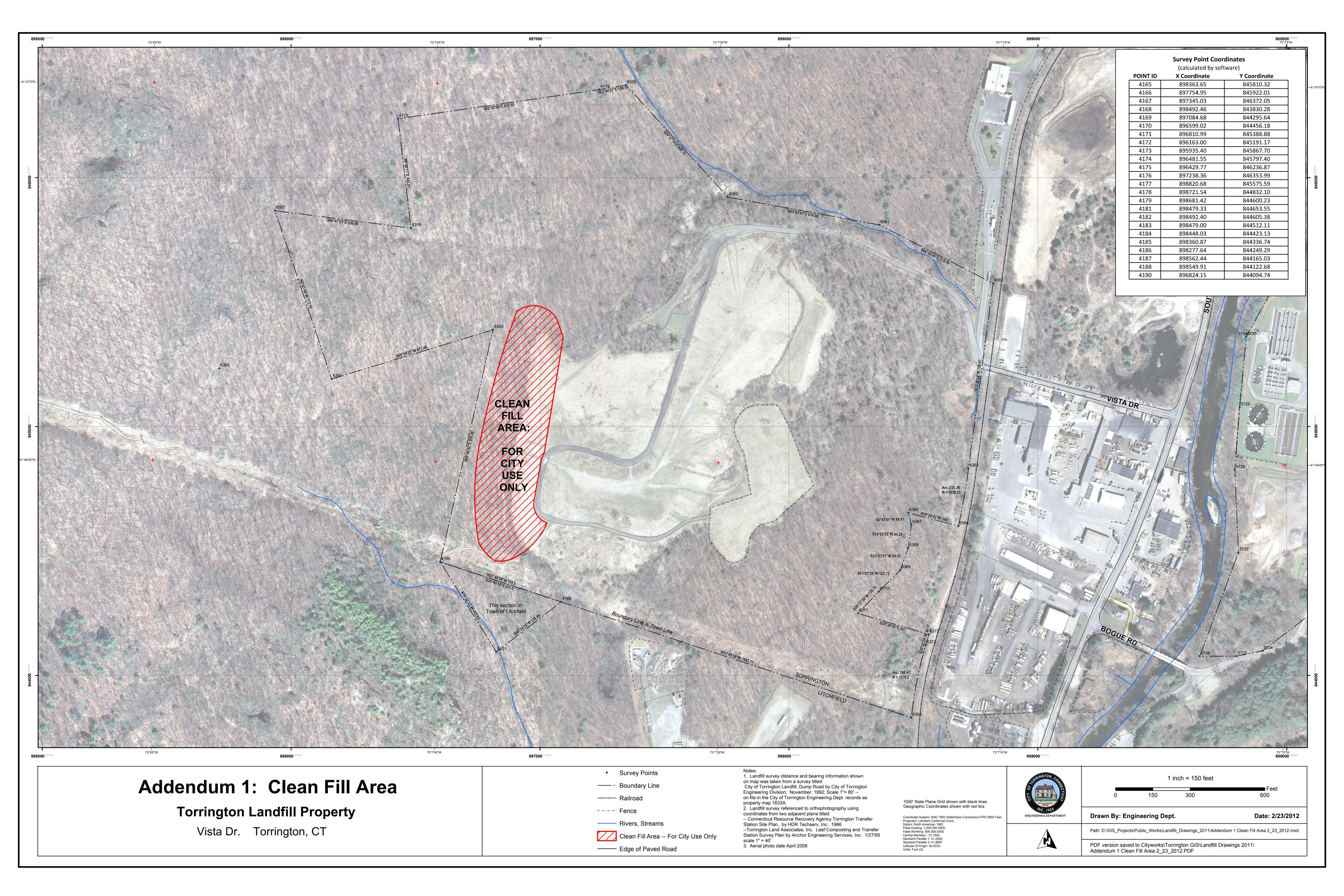
(If no entry appears above, information required to complete this endorsement will be shown in the Declarations as applicable to this endorsement.)

- A. Section II Who Is An Insured is amended to include as an insured the person or organization shown in the Schedule, but only with respect to liability arising out of your ongoing operations performed for that insured.
- B. With respect to the insurance afforded to these additional insureds, the following exclusion is added:

#### 2. Exclusions

This insurance does not apply to "bodily injury" or "property damage" occurring after:

- (1) All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the site of the covered operations has been completed; or
- (2) That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.



# City of Torrington SIGN-IN SHEET

#### RFP #SIP-027-040312

#### SOLAR PHOTOVOLTAIC SYSTEM INSTALLATION

## SITE WALK-THROUGH MARCH 14, 2012, 2:00 PM

Vendor	Address	Phone/Fax/Email
Encon Solar	1265 Woodend Road	p 203.375.5228
Jeff Jacques	Stratford, CT 06615	f 203.375.3219
		jjacques@enconhvac.com
O&G Industries	112 Wall Street	p 860.496.4876
John Risley	Torrington, CT 06790	c 860.459.4197
		johnrisley@ogind.com
Encon Solar	1265 Woodend Road	p 203.375.5228 x7375
Glen Cucinell	Stratford, CT 06615	f 203.683.4975
		gcucinell@enconhvac.com
NextSun Energy		1.800.930.7564 x708
Dave Remington	Boston, MA	c 724.366.0858
Jake		dave@nextsunenergy.com
		jake@nextsunenergy.com
Division 3 Technologies, LLC	5B Tipping Drive Unit 7	p 203.488.7607
Art Brennan	Branford, CT 06405	f 203.488.0240
		abrennan@division3technologies.com
Sealand Enviro, LLC	58 Pomfret Street	p 413.540.1405
John Cornwell	Putnam, CT 06260	c 413.588.4581
		brian@sealandenviro.com
Green Source Energy	362 Tolland St	p 860.528.5495
Ronald Walker	East Hartford, CT 06108	f 860.528.5499
		info@gsenergyinc.com
Industrial Management	43-82 Vernon Blvd	p 718.786.9298
& Training Institute	Long Island City, NY 11101	f 718.786.9328
Marcel Veronneau		mveronneau@imtiusa.com
VEECO Electric	170 Freight St., Unit B-4	p 203.575.0202
Charles Veronneau	Waterbury, CT 06702	c 203.525.7510
		f 203.756.4423
		charlie@veecoelectric.com

O&G Industries, Inc.	112 Wall St	p 860.496.4235
Kevin O'Connell	Torrington, CT 06790	f 860.496.4205
	<b>G</b> ,	kevinoconnell@ogind.com
Renewable Energy	31 Steeple Street	p 603.770.5034
Development Partners, LLC	PO Box 2655	houimet@redpllc.com
Hank Ouimet	Mashpee, MA 02649	
Weston&Sampson	273 Dividend Road	p 860.513.1473
Joseph Perugini	Rocky Hill, CT 06067	f 860.513.1483
		peruginj@wseinc.com
Energy Systems & Installation	394 North Quidnessett Road	p 717.861.4012
Russell Maymon	North Kingstown, RI 02852	c 401.275.3650
		f 717.861.4015
		russ.maymon@esipowercorp.com
Carrier Class	400 Stenton Ave, Suite 204	p 203.558.3024
Michael Austin	Plymouth Meeting, PA 19462	michael.austin@carrierclassgroup.com
Ross Solar Group	72 Grays Bridge Road, C1	p 203.512.4500
Jason Ross	Brookfield, CT 06804	c 203.300.8080
343011 11033	brookinela, er eese t	f 866.271.3016
		jason@rosssolargroup.com
Integrated Building Services	167 Cherry St, #319	p 203302.5657
James Quish	Milford, CT 06469	c 203.243.9547
		f 888.874.1130
		jquish@ibsgreen.com
RGS Energy	28 Wolcott Street	c 781.325.2884
Michelle Mulcahy	Providence, RI 02908	f 401.383.7297
		michelle.mulcahy@realgoods.com
SPG Solar	239 Washington St., Suite 302	p 551.200.9572
Ryan Booth	Jersey City, NJ 07302	c 415.320.3383
		f 551.200.9697
		ryan.booth@spgsolar.com
Consulting Engineering Services	811 Middle Street	p 860.632.1682
Robert Wassung, Jr.	Middletown, CT 06457	c 860.250.1155
		f 860.632.1768 rwassung@cesct.com
		· · · · · · · · · · · · · · · · · · ·

7 Pratt St., Suite 716 artford, CT 06103 D5 Industrial Lane owell, MA	c 404.202.9568 dnmpm@bellsouth.net  p 860.819.3786 c 201.214.7644 mmiller@soltage.com  c 413.214.4762 f 888.843.6778 amcdonough@borregosolar.com  p 860.549.2822
ortford, CT 06103  D5 Industrial Lane  Dwell, MA  G10 Main Street	p 860.819.3786 c 201.214.7644 mmiller@soltage.com  c 413.214.4762 f 888.843.6778 amcdonough@borregosolar.com
ortford, CT 06103  D5 Industrial Lane  Dwell, MA  G10 Main Street	c 201.214.7644 mmiller@soltage.com  c 413.214.4762 f 888.843.6778 amcdonough@borregosolar.com
ortford, CT 06103  D5 Industrial Lane  Dwell, MA  G10 Main Street	c 201.214.7644 mmiller@soltage.com  c 413.214.4762 f 888.843.6778 amcdonough@borregosolar.com
05 Industrial Lane owell, MA 610 Main Street	mmiller@soltage.com  c 413.214.4762 f 888.843.6778 amcdonough@borregosolar.com
owell, MA 510 Main Street	c 413.214.4762 f 888.843.6778 amcdonough@borregosolar.com
owell, MA 510 Main Street	f 888.843.6778 amcdonough@borregosolar.com
510 Main Street	amcdonough@borregosolar.com
	n 860 549 2822
- AC OT OC400	h 000134317077
arttord, CT U612U	f 860.549.8570
	m.egan@ecincorporated.com
96 John Street	p 203.335.4204
ridgeport, CT 06604	f 203.368.3425
	c 860.575.1297
	rmatyjas@holznerelectric.com
22 New Harwinton Road	p 860.482.7509
orrington, CT 06790	f 860.489.8060
	hemlockconst@aol.com
525 Faraday Ave, Suite 180	p 877.474.5453 x151
arlsbad, CA 92008	f 877.725.7369
	c 917.579.4945
	michael.orantes@siliken.com
110 Whitestone Expressway	p 877.743.5467
ushing, NY 11354	f 877.265.0580
	c 646.208.1995
	andrewlai@helioses.com
	artford, CT 06120  96 John Street ridgeport, CT 06604  22 New Harwinton Road prrington, CT 06790  525 Faraday Ave, Suite 180 arlsbad, CA 92008