



**SUSTAINABILITY
OFFICE**

JULIE A. ROSENBACH
Sustainability Director

**ADDENDUM #1
FOR SOLAR PHOTOVOLTAIC PROJECTS
BID#24-20**

Please note the following clarifications to the above stated bid due to be opened 2:00 P.M.,
Wednesday, February 5, 2020:

Here are answers to questions asked and resources requested at the mandatory pre-bid meeting and one question I received via email on January 10, 2020. This information was sent out to all who attended the mandatory pre-bid meeting in an email on 1/14/20.

Questions:

1. For the Cash Corner Fire Station (360 Main St) there is a radio tower directly south of the current building that may cause shading. Will this structure remain there after the demolition of the building? If so, how tall is this structure (I've attached an image that points out what I am referring to).
ANSWER: The existing tower will be removed. No new tower will go up there.
2. Will the landfill venting the DEP is requiring be on the sloped or flat portion of Landfill 2?
ANSWER: The plan is not done yet. Our Public Works Director has an engineering firm working on it and will be meeting with the firm and DEP in two weeks.
3. What is the pitch of the pool roof on the Community Center (both front side and back)?
ANSWER: I will have to get back to you with this information.
4. Can you confirm that the roof material on the non-pool side of the Community Center is rubber or EPDM?
ANSWER: The roof is EPDM.
5. What is your expectation for the RECs?
ANSWER: The RECs may be retained and/or sold by the solar developer if it results in a lower PPA rate. The City would like the option of retaining and retiring the RECs by 2030, whether through buying out the solar array in year 6 or 7, or ensuring the RECs are retired at this point under the PPA.

Attachments:

1. List of pre-bid meeting attendees
2. Landfill closure documents (two attachments: plans 1997 and Phase 3) with topo maps



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3. Two CAD files for landfill

To Note: The landfill feasibility study I referenced was included in the RFP.

Links:

- Link to Cash Corner Fire Station Plans
<https://www.dropbox.com/sh/zz5lsrt387uidna/AAARZVuVVfIAjAvBpuVv4CbKa?dl=0>
- Link to Western Avenue Fire Station Plans
<https://www.dropbox.com/s/swqq4zjep9e85nc/Western%20Ave%20MES%20prints.pdf?dl=0>
- Redbank Plans
<https://www.dropbox.com/sh/300j181ymcs27f0/AAB0rkvAfXOZ8hPInIWntVRLa?dl=0>

I sent out a second email on 1/14/20 with the following resource as an attachment to all who attended the mandatory pre-bid meeting.

1. Roof plans for the Community Center to calculate pitch of roof

Lastly, I sent out email on 1/27/20 to all who attended the mandatory pre-bid meeting with answers to questions I received via email on 1/16, 1/21, 1/22, and 1/23:

1. In regards to the feasibility study for the landfill, is 3MW the largest system size the landfill can handle (including the existing 1MW)? Can the existing interconnect handle more than the proposed 498.4 kw on site 1? Our engineers are able to design a system up to 5 MW, which is feasible especially if we need a new interconnection for site 2. Is this something the City of South Portland will consider or are you looking for a design similar to what Revision published in their feasibility study?

ANSWER: I do not know how many more kW's the current interconnection can handle. CMP indicated to me that there would have to be a pre-interconnection application. The City is open to considering all design options, not limited to the one proposed in the feasibility study.

2. It would be helpful if you have a .dwg file of the landfill sites as well.

ANSWER: Two .dwg files were sent in the 1/14 email as attachments.

3. Does South Portland or ME DEP have any preference on how/where we access each proposed landfill site?

ANSWER: The City does not have a preference at this point, however the road on the on the back of the landfill is private so you would have to get permission. There is a city-owned access road that runs along the landfill site 1. There is a paved bike lane at the end of it. Any type of access would have to have erosion control. I'm not sure about DEP's preference.

4. Is South Portland open to recommendations on consolidating rooftop equipment for the Cash Corner fire station to allow for more solar on the roof, since it's a new construction? Can our proposals reflect our recommendations?

ANSWER: At this point, no unfortunately. It would require a change order and disrupt the design process.

5. Can you provide a topographic drawing of the landfill site in DWG format, if available?

ANSWER: I sent the two dwg files I have for the landfill in the 1/14 email.

6. Can you provide information on the monitoring wells at the landfill site and what sort of access to these wells is needed for ongoing monitoring?

ANSWER: The only access they need is walking access. Map of wells and vents attached. This is an old map, and some are missing, if these are replaced it would likely be around the perimeter. I think it would be limited to 3 or 4 more wells.

7. For the 21 Nelson Rd Community Center - Are there plans available for the non-pool side. If Not can you get me the exact dimensions of the 2 sections of the non-pools side? It was confirmed the roof is rubber EPDM that is 17 years old. What is the supporting roof deck below the EPDM. Steel vs Concrete vs wood? Thanks for sending the detail of the pool side roof last week.



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ANSWER: Attached are the building plans for both the Community Center (21 Nelson Rd) and Redbank Community Center. Supporting roof structure is steel corrugated sheeting.

8. Also if you could get me what the supporting roof base is for Redbank and Cash corner Fire station (Steel, wood, or concrete).

ANSWER: Steel corrugated sheeting.

Julie Rosenbach
Sustainability Director

Please sign and return with your proposal.

Receipt of Addendum #1 to the City of South Portland Bid #24-20 is hereby acknowledged.

Signed: _____
(Corporation, Firm or Company)

By: _____
(Officer, Authorized Individual or Owner)

Title: _____

Mailing
Address: _____

Zip Code: _____ Date: _____

Telephone: _____ Fax: _____

Email: _____

NOTE: Bids must bear the handwritten signature of a duly authorized member or employee of the organization making the bid.