



Addendum #1

Solar Development Services – RFQ#2024-003

This Addendum forms part of and modifies the Request for Qualifications (RFQ) for Solar Development Services for the Town of Newmarket, NH. The items set forth herein, whether by omission, addition, subtraction or clarification, are all to be included in and shall form part of the proposed work and Proposals submitted to the Town of Newmarket, NH. No changes are being made to the RFQ submittal deadline as a part of this Addendum.

Clarifications and Changes

Proposers are advised of the following clarifications and changes generated by questions regarding the published RFQ. Answers are provided in *italics* and **BOLD** print under each question.

1. Question: On page 4 it states that the responses are due on April 11th, and on Page 5 the submittal deadline is May 2nd. Which date is accurate for receipt of submittals?

Response: The correct due date is May 2, 2024. This mistake was corrected and the pdf was reposted so you may or may not have seen this error.

2. Question: Would Newmarket be willing to consider third party ownership proposals for these projects where the developer owns the project and provides lease revenue/electricity bill savings to the Town over the lifetime of the project?
AND: Has the ownership model been determined? Is this a design build purchase, or is the town looking for a Purchase Power agreement whereas a Company would own the system and sell the energy to the town at a discounted rate?
AND: What ownership structure is intended, Town ownership or 3rd Party Ownership? PPA? EPC?

Response: The ownership model has not yet been determined. Newmarket would consider third party ownership proposals if they are beneficial to the Town.

3. Question: Will the Town be the off taker? If so, what is the annual usage? Can you provide bills for the past year?

Response: Yes, the Town will fully offtake 100% of the power. Total energy usage for 2023 was approximately 70,000 kWh at each of the two well sites. Energy bills will be shared at a later date.

4. Question: Could you please provide a google maps screenshot indicating the precise location of the wells at the sites?

Response: Site plans, showing location of the wellheads, access drives and other site features will be provided to the selected developers for use in preparing proposals for these projects.

5. Question: What setback (ft) should be assumed from all wellheads?
AND: Are the sites under Wellhead Protection Areas (WHPAs)? If so, can the Town provide the overlay?

Response: There is a 400' wellhead protection zone. Site work is not prohibited within that zone, however, proposed work will need to be reviewed/approved by the Town and NHDES.

6. Question: Has the Town cleared development on public water supply wells with New Hampshire Department of Environmental Services (NHDES) and any other regulatory agencies?
AND: Have area and permitting requirements for the solar arrays at the wells site been determined yet? If so, can you share them?

Response: The Town has discussed the conceptual plan to install a ground mounted solar array at these two well sites with representatives from Newmarket's Department of Planning and Community Development (including Zoning and Code Enforcement), Newmarket's Conservation Commission and NHDES. There is general support for the conceptual plan, however actual project designs will require review/approval from state and local regulatory agencies. The project area/limits have not yet been determined.

7. Question: Is the Town allowing the tree removal?

Response: The Town prefers to avoid tree removal, however, tree removal may be allowed, if justified.

8. Question: Are there areas of the sites that are restricted from solar development?

Response: No, there are no areas of the site that are restricted from solar development. As previously noted, project designs will require review/approval from state and local regulatory agencies.

9. Question: Do the municipal buildings include the schools?

Response: Yes, the municipal buildings include the schools.

10. Question: Is the Town considering a site for a residential community solar farm?

Response: The Town does not currently have a particular site in mind for a residential solar farm. This could be something the Town considered in development and implementation of municipal programs.