

CT Green Bank RFP for Power Purchase Agreements for Solar Projects at State of Connecticut Facilities

January 28, 2025

Answers to Submitted Questions

1. Question:

Does the submittal need to be in the form of an attachment or can we provide a data room?

Answer: Proposals shall be submitted electronically to RFP@ctgreenbank.com. The subject line should be identified as: “PPA RFP Submission for State of CT Solar Projects – Round 4”. Proposers can include a link to a shared file to provide all the submission materials.

2. Question

Would Green Bank be willing to (i) adjust the deadline for submissions to February 24, 2025, and if so, also adjust the deadline for questions to February 7, 2025?

Answer: The deadline for submissions is extended to 5pm ET on February 17, 2025. Additional proposer questions can be submitted until Friday February 7, 2025.

3. Question:

Will the due date get extended? There are a few RFPs due the same day. Any way to push a week? Or, maybe you already intend to, but just want to confirm.

Answer: The deadline for submissions is extended to 5pm ET on February 17, 2025. Additional proposer questions can be submitted until Friday February 7, 2025.

4. Question:

Can the Green Bank specify if they have a desired NRES Tariff (Netting / Buy-All) for each site, or is this up to bidders to decide?

Answer: The Green Bank is not providing NRES or other incentive program assumption values. Proposers are not asked to provide an NRES Tariff assumption in their proposals. Proposers should provide PPA Pricing that represents their costs to provide the full scope of services in the RFP irrespective of the incentive value. The PPA Price could be paid through either an assignment of a portion of an NRES tariff or a payment by the State agency.

5. Question:

For sites such as Bullard Havens with multiple sub-arrays and multiple meters on-site, is it the intent to design the array as one single system (i.e. one point of interconnection) or multiple systems (i.e. multiple points of interconnection)?

Answer: Green Bank's proposed conceptual layout for Bullard Havens envisions a single system and point of interconnection. Proposers are welcome to propose an alternative layout that is permissible under the NRES program rules or if assuming development outside NRES program, provide an explanation of a successful development pathway.

6. Question:

Can the Green Bank specify a desired gross bid price for either Energy + RECs in a Buy-All scenario or RECs in a Netting scenario for all non-school sites? Varying bid assumptions across multiple bidders can drastically affect PPA rates and savings experienced by offtakers.

Answer: The Green Bank is not providing NRES or other incentive program assumption values. Proposers are not asked to provide an NRES Tariff assumption in their proposals. Proposers should provide PPA Pricing that represents their costs to

provide the full scope of services in the RFP irrespective of the incentive value. The PPA Price could be paid through either an assignment of a portion of an NRES tariff or a payment by the State agency.

7. Question:

In previous Q&A it was mentioned that the Green Bank would assist in sourcing Beneficial Accounts for necessary projects. Can the Green Bank confirm if the beneficial accounts will be sourced from Distressed Municipalities exclusively, a mix of Distressed and Non-Distressed Municipalities or exclusively Non-Distressed Municipalities?

Answer: Proposals should not make assumptions for any Bid Preferences or the NRES tariff bid.

8. Question:

Can the CT Green Bank upload 12 months of utility bills for Bullard Havens or alternatively provide 12 consecutive months of kWh consumption data?

Answer: Bullard Havens is a new construction site and does not have utility bill history. The load and service information available can be found in Exhibit A.

9. Question:

For NRES Buy-All scenarios – are state entities willing to enter into a “bill credit split” where payment from Eversource is split between the bidder and the beneficial accounts rather than a PPA with the various state entities as counterparties?

Answer: The PPA Price could be paid through either an assignment of a portion of an NRES tariff or a payment by the State agency. The PPA templates that have been approved by the State and provided as part of the RFP allow for this.

10. Question:

Is there a preference for the carport system type - like a long Span Carport system or a CP-Tee structure etc.?

Answer: Green Bank does not have a preference and encourages Proposers to submit a design that is cost-effective, maximizes the areas suitable for solar, and maintains the functionality of the parking areas. Please note these design considerations in your proposal.

11. Question:

Do bidders need to take into account FM global for these projects?

Answer: As noted in Section V. C., all Sites are insured by FM Global. Awardee is responsible for incorporating any FM Global required specifications into their designs, and for all coordination and approvals required by FM Global.

12. Question:

Should bidders assume it is required to move the meter outside the facility for those with meters inside (Eversource territory)?

Answer: Green Bank does not have certainty on which projects the EDCs would require meter relocation. Green Bank does not recommend assuming meter relocation, however, it is not incorporated into the Project Agreements should the cost materialize.

13. Question:

Can the Green Bank provide 12 months usage data for all accounts included in this portfolio if we are to go behind the meter on all?

Answer: Green Bank is not able to provide 12-months of usage data for all sites in the portfolio. Green Bank has provided monthly utility bills and interval data in Exhibit A where it is available. Proposers should assume the State will be the off taker for 100% of the kWh produced and that Green Bank will secure the PPAs for the sale of all electricity.

14. Question:

Will Conduit be allowed on the exterior of the building?

Answer: Please see the project notes regarding conduit for each site provided in “Portfolio Site Information – State PPA RFP 2025” and the “DAS Procedure Manual” in Exhibit A.

15. Question:

Is there a Prevailing Wage requirement for the ongoing maintenance of the systems?

Answer: There is not a prevailing wage requirement for ongoing maintenance and repairs in the PPAs. However, proposers as long-term owners of the systems should make their own assumptions about prevailing wage requirements to comply with ITC requirements.

16. Question:

Please confirm that these projects are exempt from the Year 4 NRES Program Guidelines that disallow an NRES project from both participating in the NRES program and receiving CT Green Bank funding.

Answer: Confirmed, projects can participate in the NRES program and receive Green Bank financing.

17. Question:

Can we opt to utilize the term loan but not the construction loan?

Answer: Yes, Proposers can choose to utilize construction/development financing or term financing independently; one is not contingent on the other. For instance, Proposers can elect to just use Green Bank term financing.

18. Question:

If the parent guarantees the construction loan, how are intercreditor issues at the parent level dealt with?

Answer: Intercreditor issues at the parent level would need to be evaluated on a case-by-case basis.

19. Question:

Does Green Bank want us to increase system size when extra space permits or do they want us to stay at 26 MWDC?

Answer: Proposers are not limited to the system size indicated in the conceptual design and are allowed to propose a larger size as long as the configuration is permissible according to the NRES program rules. One exception is the Rentschler site where the design is limited to the areas identified in the conceptual layout provided. Other open areas have been excluded per the site owners' request.

20. Question:

If system production exceeds site consumption, does Green Bank have SAM or Non-Sam Beneficiary accounts identified as potential off takers for excess generation that would allow for this increase in system size beyond what the site load requires?

Answer: Yes, Proposers should assume the State will be the off taker for 100% of the kWh produced. The Green Bank will facilitate the identification of eligible beneficial accounts for projects that virtually net meter and will coordinate PPAs for the sale of all electricity.

21. Question:

For Rentschler Field:

Are all sections in the provided layout carports?

If so, can we relocate the far East and North sections to the empty parking lot directly north of the stadium to reduce conduit length?

Answer: For Rentschler the design is limited to the areas identified in the conceptual layout provided. Other open areas have been excluded per the site owners' request. Proposers should design assuming a 100% carport layout. Site owner is not interested in ground mounts.

22. Question:

For Waterford: There's plenty of unused space, can we go above 5 MWAC like with Rentschler Field?

Answer: Proposers are not limited to the system size indicated in the conceptual design and are allowed to propose a larger size as long as the configuration is permissible according to the NRES program rules and feasible for the site characteristics.

23. Question:

How much of the CT DAS Procedure Manual is applicable to this RFP?

Answer: The “DAS Procedure Manual” is application to the following sites. The Manual spans project types outside of solar. Please see sections relevant to a solar project.

- **340 Capitol Ave**
- **Morgan St Garage**
- **Buckingham St Garage**
- **Wolcott Hill Wethersfield**

24. Question:

Should Platt Tech System A & Platt Tech System B be treated as two separate NRES projects/submissions?

Answer: Yes, Platt Tech System A has a small NRES tariff already secured for the project. System B did not receive a small NRES tariff. System B is eligible to participate in the NRES School Solar Program.

25. Question:

Are there site-by-site interconnection upgrades that we can assume for the sites in United Illuminating territory? We are finding that their hosting capacity map does not have the IX upgrades feature like Eversource.

Answer: Green Bank cannot provide this information. The Awardee will work with the utilities to determine the interconnection costs as part of each projects’ interconnection application.

26. Question:

How many phases of construction should we consider by site? This will likely impact our EPC pricing.

Answer: Notes and requirements for construction phasing are in the Excel sheet in Exhibit A labeled Portfolio Site Information – State PPA RFP 2025. Proposers are encouraged to also consider construction phasing for the portfolio in general. For example, phasing a portion of the portfolio to start construction earlier than the remaining portion if it helps manage resources and timelines. We defer to proposers to clearly outline their approach in their response in the most cost effective manner.

27. Question:

Will the sites designated for carports and ground mount arrays be held to FM Global insurance standards or is that only for the rooftop sites?

Answer: Yes, all Sites are insured by FM Global, including carport and ground mount. Awardee is responsible for incorporating any FM Global required specifications into their designs, and for all coordination and approvals required by FM Global.

28. Question:

Will the fire sprinkler systems be required for the parking garage sites Buckingham and Morgan Street?

Answer: The top floor, where the solar installation is planned, currently does not have an existing sprinkler system. We do not anticipate that the building official will

require one to be added. Additionally, since these are state-owned properties, they are not subject to local jurisdiction. Instead, all permits and approvals will be handled by the state building official. We recommend excluding the cost of a sprinkler system from the initial budget. If it is determined to be necessary during the design phase and discussions with the state building official, it can be priced and incorporated once full engineering is completed.

29. Question:

On the Waterford site, our team did an evaluation and discovered site concerns related to wetlands, slope and forestry. We believe the project site is high risk and are evaluating whether to bid on the project. Is there any information beyond what's currently shared in the data room related to these concerns that CT Greenbank can share?

Answer: It is not a requirement of the RFP to bid on each project. We defer to proposers to fully evaluate each site and only respond to projects where there is a level of comfort in providing a bid. Please note that Green Banks technical partner has completed a review of available mapping for the site and determined the area outlined for development in the site report (Found in Exhibit A) is feasible based on the site slope, and wetland delineations. We encourage bidders to reference publicly available maps and make their own determination of feasibility.

30. Question and Answer:

For Platt Tech A&B:

- Has a structural feasibility study completed? **No**
- Are there structural plans to review? **Please see Structural Drawings included under Exhibit A for review.**
- Where are the 2 POIs? **There are 2 electrical services onsite in one main electrical room. Design should be split for System A and System B. An updated Site Report has been uploaded to Exhibit A indicating the meter locations.**

31. Question:

For Bullard Havens, Is there access to the full project plan set?

Answer: This is not available at this time. Green Bank has requested from the site. A future communication will be sent if it is provided.

32. Question and Answer:

For Connecticut Agricultural Experiment Station:

- Will we be responsible for structural or electrical upgrades? **Yes, should these costs materialize.**
- Is this only one POI? **Yes, design site report included in Exhibit A assumes a front of the meter, BASA submission in NRES. We welcome alternative proposals from Proposers.**
- Is this single phase? **There is 3 phase on circuit 1685 on Kenwood Ave. There is single phase up the driveway to the point of interconnection for this site. Location hosting capacity is 120.7 kW (as of 2/3/2025).**

33. Question and Answer:

For Wolcott Hill Wethersfield:

- Will switchgear be upgraded? **If required, proposers should include in their response and price accordingly.**
- Can we interconnect at transformer? **Proposers are advised to provide a design and interconnection plan that brings the best financial benefit to the project and follows all Eversource interconnection requirements.**
- Is backup (ESS) to be included? **ESS is not included in this scope and is not required as part of the submission, but Proposers are welcome to include as a secondary scenario.**

34. Question and Answer:

For Buckingham St Garage:

- Is lighting to be included? **The Awardee is responsible for providing and installing new under-canopy site lighting where necessary to replace demolished existing site lighting or where necessary to achieve code-required lumen levels for parking areas. New under-canopy site lighting must be LED, rated for outdoor conditions, and connected to the Site's existing lighting control circuit. The proposed new under-canopy fixture must be approved by the Site representative prior to installation. A site lighting plan showing the lumen levels achieved within the parking area must be included in the Awardee's final design. Please see full Site Lighting requirements in Section F. e. of Exhibit F: Standard Scope of Work.**
- Are fire sprinklers required? **The top floor, where the solar installation is planned, currently does not have an existing sprinkler system. We do not anticipate that the building official will require one to be added. Additionally, since these are state-owned properties, they are not subject to local jurisdiction. Instead, all permits and approvals will be handled by the state building official. We recommend excluding the cost of a sprinkler system from the initial budget. If it is determined to be necessary during the design phase and discussions with the state building official, it can be priced and incorporated once full engineering is completed.**
- Is there a preference between sawtooth, long span, or T-structure? **There is no preference for carport structure design as long as all other requirements listed in the RFP are followed. See Exhibit F Scope of Work for specific requirements.**
- As-builts do not match satellite image or design site report. Are there any drawings for this structure? **While the address on the As-Builts differs from the site report, both are referring to the same structure.**

35. Question and Answer:

For Morgan St Garage:

- Is lighting to be included? **The Awardee is responsible for providing and installing new under-canopy site lighting where necessary to replace demolished existing site lighting or where necessary to achieve code-required lumen levels for parking areas. New under-canopy site lighting must be LED, rated for outdoor conditions, and connected to the Site's existing lighting control circuit. The proposed new under-canopy fixture must be approved by the Site representative prior to installation. A site lighting plan showing the lumen levels achieved within the parking area must be included in the Awardee's final design. Please see full Site Lighting requirements in Section F. e. of Exhibit F: Standard Scope of Work.**
- Are fire sprinklers required? **The top floor, where the solar installation is planned, currently does not have an existing sprinkler system. We do not anticipate that the building official will require one to be added. Additionally, since these are state-owned properties, they are not subject to local jurisdiction. Instead, all permits and approvals will be handled by the state building official. We recommend excluding the cost of a sprinkler system from the initial budget. If it is determined to be necessary during the design phase and discussions with the state building official, it can be priced and incorporated once full engineering is completed.**
- Is there a preference between sawtooth, long span, or T-structure? **There is no preference for carport structure design as long as all other requirements listed in the RFP are followed. See Exhibit F Scope of Work for specific requirements.**

36. Question and Answer:

For Rentschler Field:

- Will this be a single POI at MV? **No, Green Bank is assuming (2) separate systems sized at 5000 kW AC. We welcome alternative proposals from Proposers.**
- Where is POI located? **Please see Exhibit A Design Site Report for Rentschler. The Yellow Marker on the layout is the point of interconnection (POI) where the main electric service is located. Proposers should determine the location of additional POIs if needed.**

37. Question and Answer:

For 340 Capitol Ave:

- Is lighting to be included? **The Awardee is responsible for providing and installing new under-canopy site lighting where necessary to replace demolished existing site lighting or where necessary to achieve code-required lumen levels for parking areas. New under-canopy site lighting must be LED, rated for outdoor conditions, and connected to the Site's existing lighting control circuit. The proposed new under-canopy fixture must be approved by the Site representative prior to installation. A site lighting plan showing the lumen levels achieved within the parking area must be included in the Awardee's final design. Please see full Site Lighting requirements in Section F. e. of Exhibit F: Standard Scope of Work.**
- Is this behind the meter NEM? **The Connecticut Green Bank envisioned a front of the meter design for this site. We welcome alternative proposals from Proposers.**
- Are there any as-built drawings? **As-builts for the parking lot are not available. Please see Exhibit A for drawings showing the park river conduit that runs under the site.**

38. Question and Answer:

For Solnit North:

- Where are POIs? **Please see Exhibit A Design Site Report for Solnit North. The Yellow Marker on the layout is the point of interconnection. The Yellow Marker on the layout is the point of interconnection (POI) where the main electric service is located. Proposers should determine the location of additional POIs if needed.**

- Will trees be removed for ground mount? **Proposers should budget for tree removal in their response.**

39. Question and Answer:

For Waterford:

- Where is POI? **Please see Exhibit A Design Site Report for Waterford. The Yellow Marker on the layout is the point of interconnection (POI) where the main electric service is located. Proposers should determine the location of additional POIs if needed.**
- DC:AC ratio is 1.5, too high. Should we increase AC or decrease DC? **The Green Bank uses a DC:AC ratio maximum of 1.5. Proposers should use a ratio they are comfortable with, informed by the feasibility of the site and within the inverter's allowable limits.**

40. Question:

If CT Green Bank is submitting the projects to NRES, which tariff method will they be using (Netting or Buy-All), and what price will they be bidding at?

Answer: For the non-school projects developed with an NRES tariff, the Green Bank will submit the application and does not yet have a bid price determined. Bids will be determined based on the PPA rates submitted in this RFP. The Green Bank is not providing NRES or other incentive program assumption values. Proposers are not asked to provide an NRES Tariff assumption in their proposals.

41. Question:

Are developers encouraged to maximize chances of receiving an NRES bid or provide the lowest possible PPA rate?

Answer: Proposers should submit the lowest possible PPA rate. Any NRES bids will be determined based on the PPA rates submitted in this RFP. Project owners can be paid either through an assignment of a portion of an NRES tariff (if applicable) or a payment from the State agency.

42. Question:

There were no provided utility bills for the Capitol Ave site. Could you please provide them?

Answer: The utility bill for this site is not available at the time of this RFP. Proposers should assume the State will be the off taker for 100% of the kWh produced by the solar and that Green Bank will secure the PPAs for the sale of all electricity.