

Acton Water District Questions

1. Can you please elaborate on the financial assurance mentioned on page 10 of the RFP? What forms of assurance are acceptable? **Financial assurance may be in the form of an escrow account, surety bond, letter of credit or cash account.**

2. Additionally, please confirm that Construction and Decommissioning are both covered in the \$250,000 figure and that they are not separate payments. **Not separate. The single Financial Assurance amount will be used to cover construction and decommissioning.**

3. Can the Acton Water District provide an assumed PILOT payment so that various developers' bids can be evaluated on an apples to apples comparison? Please make your analysis transparent, outlining all assumptions so that the District can determine the impact of adjustments in PILOT values. Use available historical data for existing Solar PILOT agreements and identify your assumed values. **Please see table below. This will be circulated to all, and placed on the website too.**

Financial Proposal	Offer	Units
Site: Knox Trail or Lawsbrook or Both		
Proposed System Size		KW
Estimated annual energy generation		kWh/year
Guaranteed annual energy generation		kWh/year
PPA Rate		\$/kWh
PPA Escalation Rate		%/year
PPA De-escalation Rate		%/year
PPA Term		years
Estimated Land Used		acres
Lease amount		acres
Estimated Pilot Amount		\$/year

4. Can you please provide the dimensions of the slab in the center of the Knox Trail site? **70'x25'**

5. For the Knox Trail site, will the structures in the site's south east corner be removed prior to the construction of the solar array? If not, how far should developers place their modules away from the structures to maintain adequate access to the structures? **Razing of the structures was not considered as part of the scope, but these structures can be removed if it is desired by the developer to maximize the space for the PV array. The electrical distribution structure in the middle of the parcel (adjacent to the transformer enclosure) was assumed to be earmarked for demolition but as part of the construction process. Regarding the others, the developer should verify all setbacks, but these structures are believed to be within a 30' setback from the property line. Further, there is partial shade of the area of these buildings. If the developer recommends removing these structures the cost should be carried in the proposal.**
6. If the structure(s) are removed, can you confirm that this demolition is the responsibility of the Town/Water Department and not the solar vendor? **It is not considered as an expense for the District. The developer would have to carry this cost.**
7. Can you provide three years of audited financial statements for the Acton Water District? **Audited financial statements are part of our Annual Reports. Publically available at our website at [Acton Water publications](#)**
8. Can you confirm that the two sites are not technically brownfields sites as defined by the Massachusetts DEP and will likely be subject to the Massachusetts SMART Program's greenfields subcontractor? **We don't believe that either site is a classified Brownfield.**
9. Can you confirm Acton Water District's intent of awarding one developer both projects? **We consider it one project with two parcels. It is our preference to award the project (both sites) to a single developer. However, we reserve the right to award development of the sites to two separate individual entities should this be deemed most advantageous. The developer should provide proposals for the development of single site or both sites. Please be sure to present a clear financial offer for each proposal.**