

## Questions and Answers for RFP CMO25-020

### 1. Can you share the single line diagrams or the easements from the sites?

#### a. WRF

- i. Please see attached file “E012 – WRF One Line” from the Anaerobic Digester Improvements Project, which is currently underway. Work on the power distribution scope is expected to be completed mid-2026.
- ii. Upon additional review, Dayton is not aware of any easements within the designated parcels at WRF. The city is aware of underground water infrastructure crossing the northernmost parcel and bordering the eastern edge of all parcels, as well as along Guthrie Road. Due to security concerns we cannot share these locations publicly but we will share them during the contract negotiation period.

#### b. DAY

- i. Please see attached file “03\_EXST-ALP” for the airport layout plan. We do not have up to date electrical infrastructure drawings to share at this time.
- ii. Upon additional review, Dayton is not aware of any easements within the designated parcels at DAY. The city is aware of underground water infrastructure crossing the northern edge of the proposed solar location. Due to security concerns we cannot share these locations publicly but we will share them during the contract negotiation period.
- iii. Note that while the entire proposed site is City of Dayton property, the land is split between City of Dayton and Butler Township jurisdictions. The location of this border is best identified using the Montgomery County Auditor’s public GIS tools.

### 2. Where is the meter at the Water Reclamation Facility?

- a. The Primary Metering Unit (PMU) will be located at the southwest corner of the intersection of Danner Avenue and Guthrie Road. This equipment is expected to be installed by the end of 2025.

### 3. WRF: Can we get some specifications on if it’s a Pad Mounted Transformer or if it’s meter?

- a. The PMU will be a pad mounted enclosure. As discussed in the RFP, there is an electrical infrastructure project happening in parallel with this solar project.

### 4. Is the voltage of the Water Reclamation Facility known?

- a. Service coming in is 12.47 kV service.

### 5. Will the Virtual Site Visit PowerPoint be provided?

- a. Please see attached file “Virtual Site Visit Slides.”
- 6. Airport – is there a meter at the large white building to the northeast of the proposed solar facility site (Infinity Global on Google Maps)?**
- a. That building is not owned by the City and is not on City property, and we have no information on it.
- 7. What is the best point of interconnection at the airport? We're aware of logistical and construction challenges with the interconnection points previously identified by AES, as they are located across the runway. Is there a closer or more feasible interconnection point? Additionally, can you confirm whether the yellow line along the southern edge of the airport in AES's diagram represents an electrical feeder?**
- a. We are asking the vendor to determine the best point of interconnection.
  - b. We are aware of the complications introduced by crossing the runways and the long distance required to interconnect. We are asking the vendor to propose a solution. AES is aware of this project and has said they will work with us to find a solution. As stated in the RFP, we are also open to innovative interconnection solutions made possible by HB 15.
  - c. Our understanding is that the yellow line represents AES's feeder.
- 8. Is there a contact at AES that we can talk to?**
- a. The best option is to work with City of Dayton as the original AES point person is no longer with the company.
- 9. Are there any specific requirements or expectations of the City related to operations and maintenance?**
- a. Our preference is to use native plants, but we're open to vendors' recommendations on what's most appropriate. All other operations and maintenance guidance is based on the developers' recommendation.
- 10. Did the City perform any due diligence such as a glare study as this array is close to the airport?**
- a. We've been planning to complete a glare study in parallel with the RFP process, but we're open to suggestions or guidance from developers with prior experience conducting glare studies. If a vendor believes it's better for the vendor to complete such a study, they should state so in their proposal.
- 11. What title work will need to be completed at the Airport?**
- a. The Airport is considered a single large parcel, so in order for the developer to obtain title insurance, they will need to conduct a survey of the specific sub-parcel they are leasing for the solar installation.
- 12. Have any cultural assessments been completed for the parcel adjacent to SunWatch for the Water Reclamation Project?**

- a. After speaking with the Dayton Society of Natural History, they indicated that an assessment was likely conducted when SunWatch was first established, and no cultural significance was identified on the parcels included in this RFP. However, they recommended consulting with the State and Tribal Historic Preservation Officers (SHPPPO) to ensure there are no issues moving forward.

**13. Is it possible to extend the bid's due date from Aug 12 to Sep 12? Less than 3 weeks from RFP issuance to bid submission is an incredibly quick turnaround.**

- a. Our timeline is set due to the end of the federal tax credits.

**14. It seems the RFP's due date is prior to the DoE's guidance per the President's EO (slated for 8/18 or sooner). I would expect RFP responses to be influenced by this outcome. Thoughts?**

- a. It's our understanding that there remains some uncertainty around the details and implementation of recent legislation. As stated in the RFP, our goal is to initiate the project quickly so that we can comply with these new requirements. The RFP asks respondents to provide their plan for securing tax credits.

**15. Both sites: What system sizes are being requested? The sizes the sizes specified by the feasibility study are not specified in MW DC or AC. Instructions in the RFP document direct us to "Maximize the solar nameplate capacity based on the available land area." Please clarify what system size you prefer to receive for the base bid.**

- a. In the Base Bid, our request is for a 3 MW-dc array at DAY and a 5 MW-dc array at WRF. These size preferences come from the city's solar feasibility studies, which determined ideal sizes for maximizing savings at transmission and capacity peak hours while balancing economic losses associated with exporting energy and higher PPA prices compared with grid power.
- b. If a bidder feels these sizes cannot be achieved with the available land area, they should maximize the nameplate capacity based on the land that is available.
- c. Proposals for other sizing and siting strategies can be provided as Alternative Bids.

**16. WRF: Please show where the preferred location for electrical interconnection is with a pin on the map. Include the size specifications of the existing electrical service at this location.**

- a. Information on the WRF electric service can be found in Questions 1 through 4.

- b. We are asking the vendor to determine the best interconnection point. This could be at a conventional interconnection point or a creative solution using new provisions in HB 15.

**17. DAY: Please show where the preferred location for electrical interconnection is with a pin on the map. Include the size specifications of the existing electrical service at this location.**

- a. A drawing provided by AES Ohio showing potential interconnection locations can be found in the attached file “Virtual Site Visit Slides.”
- b. We are asking the vendor to determine the best interconnection point. This could be at a conventional interconnection point or a creative solution using new provisions in HB 15.

**18. DAY: Please expand on the concept that AES can do virtual meter aggregation at DAY. What policy is being used, what meters are eligible, and what meters can we interconnect to based on the used load? Can you let us know what they have approved you to tie into.**

- a. The following settlement language is relevant to this question:
  - i. Smart Grid Phase 1 (18-1875-EL-GRD):
    - 1. City of Dayton Solar Project: After a Commission Order approving this Stipulation, DP&L will begin working with the City of Dayton to evaluate and pursue two separate solar installation projects within the City of Dayton corporate limits as follows:
      - a. Provide the necessary non-financial technical support, including without limitation all studies required by Ohio Adm.Code 4901:1-22 such as the feasibility study, system impact study, and/or facility study, related to an interconnection of net metering systems at or contiguous to the City of Dayton Water Supply and Treatment facilities located at 3210 Chuck Wagner Lane, Dayton, OH 45414 (Water Solar Project) and at or contiguous to the City of Dayton Water Reclamation Facility located at 2800 Guthrie Road, Dayton, OH 45417 (Reclamation Solar Project).
      - b. DP&L shall waive required fees or costs associated with studies set forth in paragraph (a)(1) for the Water Solar Project or the Reclamation Solar Project, which will not be recovered through the IIR or other rates.

- c. The City of Dayton and DP&L hereby acknowledge that the Water Solar Project and the Reclamation Solar Project each involves sophisticated issues associated with providing net metering to essential government services. Among other things, the unique nature of the City of Dayton services may require multiple metering points, meters, and backup service to ensure the public health. In recognition of these unique circumstances for essential government service, the City of Dayton in DP&L hereby agree that all accounts at 3210 Chuck Wagner Lane, Dayton, OH 45414 shall be net metered against the Water Solar Project. Similarly, all accounts at 2800 Guthrie Road, Dayton, OH 45417 shall be net metered against the Reclamation Solar Project.
  - d. For the purposes of net metering, the City of Dayton and DP&L hereby agree that the energy projected by the Water Solar Project and the Reclamation Solar Project shall be posted to the City accounts referenced in paragraph iii above in the order selected annually by the City of Dayton.
  - e. DP&L and the City of Dayton will work collaboratively to most efficiently interconnect the Water Solar Facility and Reclamation Solar Facility to DP&L's system for purposes of net metering.
  - f. To the extent any waivers of Commission rules are required by this paragraph 16(b), DP&L and the City of Dayton will jointly seek such a waiver. The Signatory Parties are not precluded or in any way limited in challenging such a waiver request.
- ii. Smart Grid Phase 2 (24-0112-EL-GRD):
    - 1. During Smart Grid Plan Phase 2, AES Ohio will continue its commitments to the City of Dayton related to the Water and Reclamation Solar Projects as approved by the Commission in Smart Grid Plan Phase 1 Case No. 18-1875-EL-GRD. Additionally, AES Ohio will extend the same commitments from Case No. 18-1875-EL-GRD to the City of Dayton for a DER Project at the Dayton International Airport.

2. Smart Grid 2 was recently pulled by AES Ohio from PUCO Approval and the City of Dayton is working to get this language into the current rate case.
- b. The city's feasibility study recommended trying to aggregate all 55 electric accounts at the airport under the net metering arrangement, thus that is our preference for the project at this time. Discussions with AES on implementing the above settlement language are ongoing, and the vendor will need to be a part of those conversations.

**19. Are there underground maps, single line and as built diagrams that can be shared to determine a best fit interconnection path?**

- a. Please see Question 1.

**20. Please verify where we should interconnect.**

- a. We are asking the vendors to determine the best interconnection point. See above answers for additional details.

**21. General Questions**

**a. Is there a Geotech analysis that can be shared for each of the sites?**

- i. We do not have Geotech analyses to share.

**b. Can you verify where the point of interconnection will be for each of the sites? We believe we got this clarification from the virtual site visit, but want to make sure we double check.**

- i. We are asking the vendor to determine the ideal interconnection point. See questions above for known interconnection options. We are also open to innovative uses of provisions in HB 15 to facilitate interconnection.

**c. Do you have an existing utility plans, drawings that indicate underground utilities for each of the sites, or topo surveys you could share to show what currently exists underground?**

- i. We are unable to publicly share maps of underground infrastructure for security reasons, but we will share them during the contract negotiation phase. See above for descriptions of underground infrastructure locations and available utility plans.

**d. If no consumption data can be provided, can you confirm the sites have sufficient usage for the added solar capacity to be connected?**

- i. Yes, the city confirmed this through our feasibility studies.

**e. Do you have electrical drawings you could share for the sites? Can you please provide single line diagrams? At a minimum for interconnection costs, it'd be good to have an understanding of service voltages and amperage ratings.**

- i. Please see above for available information on electrical infrastructure.
- f. Have any pre-applications been submitted with AES?**
  - i. No.
- g. Can you confirm whether the sites are metered on the primary or secondary sides of the utility transformers?**
  - i. WRF: WRF is metered on the primary side of the transformers.
  - ii. DAY: We believe there are a mix of metering configurations at this facility.

## 22. WRF Questions

- a. It looks like FEMA is listing the base flood elevation between 728-730'. Did you have any other more recent data that may indicate something different?**
  - i. We do not have more recent data.
- b. Is there any information you can share regarding the facility's current power quality and/or power factor from the grid?**
  - i. Billed power factor in the past 12 months averaged 91.88% with a minimum of 86.51% and a maximum of 95.31%.
- c. Can you share details of the new switchgear, metering and backup generator being installed?**
  - i. Please see above for available information.
- d. Is the easement mentioned in the RFP for Guthrie Rd or something else?**
  - i. Upon additional review, Dayton is not aware of any easements within the designated parcels at WRF.

## 23. DAY Questions

- a. Has any glare study been completed for solar at the airport? (Any requirements in terms of tilt or azimuth of the panels?) It sounds like from the virtual site visit, there has not been, and it is not known how long a glare study would take. Please clarify the City is looking into doing it in parallel with RFP schedule.**
  - i. We have not completed a glare study. We are working to determine what it would take to complete one in parallel in case this would save time. If bidders believe this should be completed by the vendor instead, they may state that in their response.
- b. With this area being a brownfield, are there any limitations with ground penetration (driving piles for racking or trenching conduit)?**
  - i. At this time, we do not believe there is any issue with the site being a brownfield that would limit ground penetration. The only limitation is that soil cannot be removed from the site.

**c. Can you clarify where the potential interconnection points are that have been identified?**

- i. We are asking the vendors to determine the ideal interconnection point. Please see above for previously identified interconnection options. We are also open to recommendations on using new provisions in HB 15 to facilitate interconnection.

**d. Do you know what setback requirements might be from W National Rd.?**

- i. No.

**Participant List for Virtual Site Visit (non-city employees):**

- Andrew O'Donnell, Kokosing Solar
- Fang Wu, North Star Clean Energy
- John Chroma, Enerlogics
- Monica Neihaus, Melink
- Patrick Smith, IGS Solar
- Terry Tomei, EIS Solar
- Thomas Griffith, North Star Clean Energy