



**TOWN OF CHESTER, NEW HAMPSHIRE
REQUEST FOR PROPOSALS (RFP)**

The Town of Chester, New Hampshire is requesting proposals to lease an area of land owned by the Town for the development of a solar array.

The Town will hold a site walk on **Wednesday, September 22nd, 2021, at 10AM**. The site walk is optional. Those submitting proposals are encouraged but not required to attend. The site walk will commence at the entrance gate to the site off Dump Road at the Transfer Station.

The Town reserves the right to reject any or all proposals, or accept any proposal determined to be in the best interest of the Town. The Town may cancel this Request for Proposals at any time for any reason.

Proposal should be submitted in a sealed envelope plainly marked "Proposal for the Lease of Town of Chester Property", and addressed as follows:

Board of Selectmen's Office
Solar Array RFP 09-09-2021
Town of Chester
84 Chester Street
Chester, NH 03036

All proposals must be received no later than Thursday, October 14th, 2021, at 4:00pm (time period may be extended at the discretion of the Board of Selectmen) to be considered. It is the sole responsibility of the responder to have the packet at the designated location prior to the deadline date and time. Telephoned, faxed, or emailed submittals will not be accepted.

All responses are governmental records subject to public disclosure under the Right-to-Know Law. The Town will not accept responses marked confidential in whole or in part.

Contact for questions and/or site inspection requests:

Paul Cavanaugh, Maintenance Director
84 Chester Street
Chester, NH 03036
Telephone: (603)-887-3636 x115
Email: Maintenance@ChesterNH.org

Answers to questions received on or before October 7th, 2021, shall be posted on the Town website's RFP page that can be found at: <https://www.chesternh.org/requests-proposals>. No questions received after October 7th, 2021, will be answered.



Introduction

The Town of Chester, New Hampshire currently has land it is interested in offering for long term lease, or other mutually agreeable arrangement, for the development of a solar array. The area consists of approximately two (2) acres of land off Dump Road and Raymond Road (NH RT 102). The area for lease comes with restrictions as it is a closed landfill. Ideally, there will be minimal impact to land. The area outside of the landfill is actively used by the Town for activities that include composting, outside material storage, recycling, etc. The proposed solar array cannot interfere with these Town operations.

Background

- Area –A portion of Tax Map 13 Lot 5 (see <https://www.chesternh.org/sites/g/files/vyhlf2941/f/uploads/transfer-station-map-1.jpg> and attached site plan). This lot is part of a former landfill that has been capped. The land can be accessed via Dump Rd.
- The Town is offering up this land for a long-term lease opportunity or other mutually agreeable arrangement that makes sense, given the restrictions and location.

Submission Requirements & Evaluation Criteria

Parties interested in this area are encouraged to submit proposals outlining the following;

- A description of the Person or Firm interested in the property.
- A list of any similar projects completed by the Person or Firm interested in the property and the outcome.
- Impact to the land - How will the proposed use impact the property and the adjacent Town operations?
- Proposed length of lease and proposed annual lease payment or other proposed arrangement.
- Other anticipated revenue(s) to the Town, if applicable.
- Anticipated schedule for operating on the site.
- Other pertinent information.

The Town will use the above information to evaluate the proposals and determine which proposals are in the best interest of the Town.

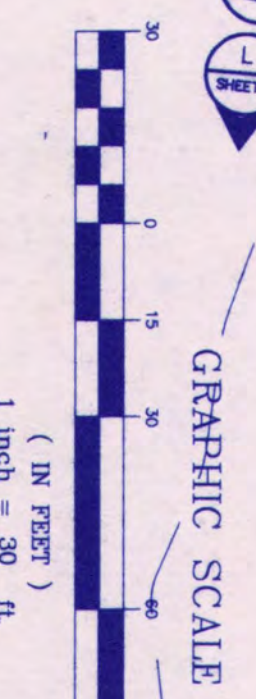
Enclosures

1. Capped landfill site plan
2. Transfer station electrical use data



RECORD DRAWING
AS OF 12/14/98

NOTE:
TO DESIGN REPORT FOR POST CLOSURE GAS MONITORING PLAN
WHICH INCLUDES GAS SAMPLING LOCATIONS.



THESE RECORD DRAWINGS ARE BASED ON THE APPROVED PROJECT DESIGN LOCATIONS AND ELEVATIONS OF FEATURES DEPICTED HEREON SHOULD BE CONSIDERED APPROXIMATE. REFER TO THE ATTACHED PLAN OF AS-BUILT CONDITIONS OF THE CHESTER TOWN LANDFILL WHICH IS BASED ON AN AIR PHOTO SURVEY CONDUCTED IN 1997. NEW HAMPSHIRE FOR ACTUAL SURFACE LOCATIONS AND ELEVATIONS.

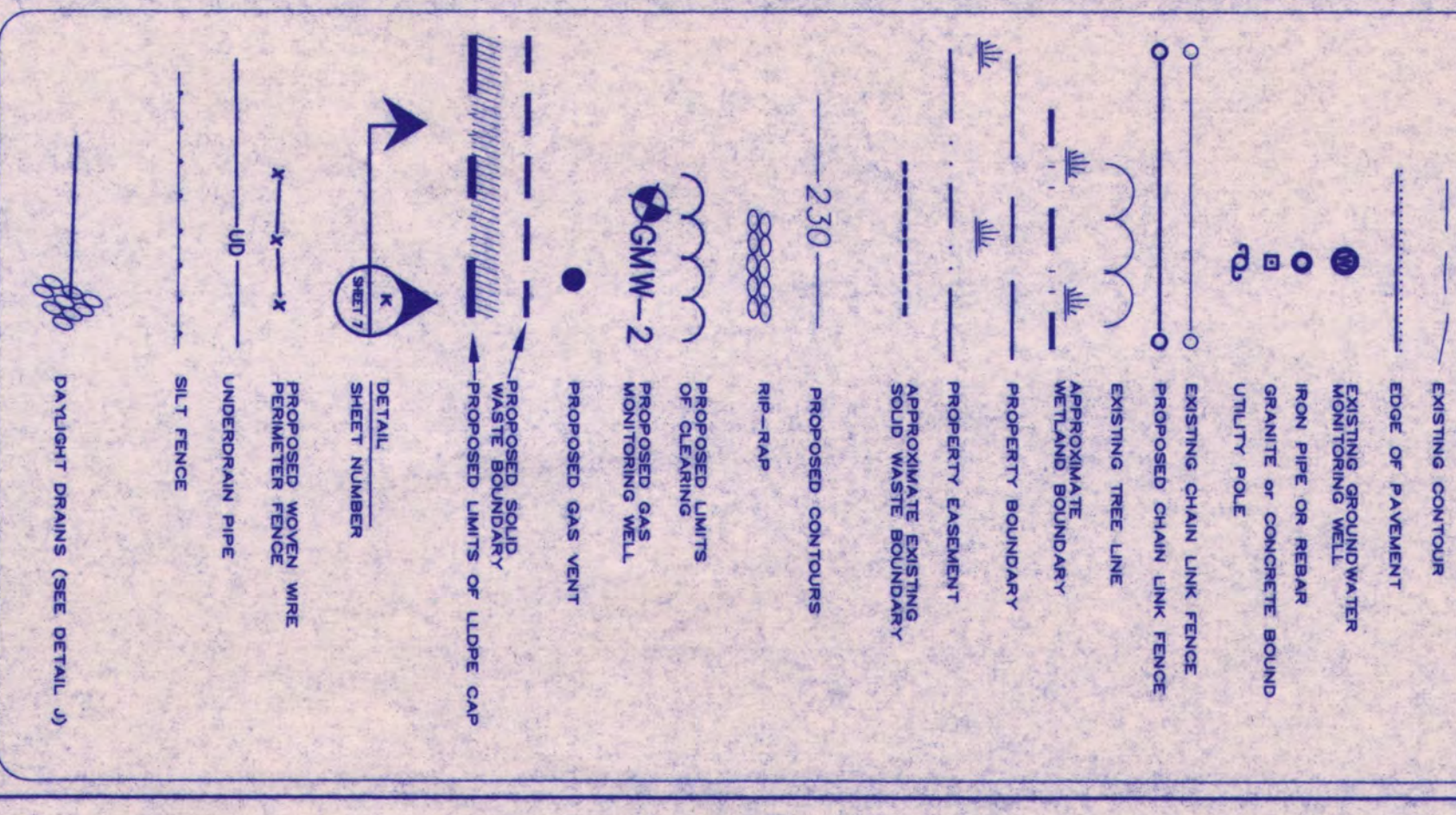
APPROVED FOR CONSTRUCTION AS OF MAY 1, 1997
RELEASED FOR BID AS OF MARCH 3, 1997



CONSTRUCTION NOTES

- 1) THE CONTRACTOR SHALL PROTECT ALL MONITORING WELLS. ANY DAMAGED WELLS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. PARTICULAR ATTENTION SHALL BE PAID TOWARD MAINTAINING THE INTEGRITY OF BENTONITE SEALS FOR ALL GROUNDWATER MONITORING WELLS TO BE EXTENDED AND THERE HAS BEEN NO DAMAGE TO OTHERS. THE PROTECTIVE CASING ON THE WELL CASING IN THE EVENT THAT A MONITORING WELL IS DAMAGED OR DESTROYED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER. THE ENGINEER SHALL IMMEDIATELY NOTIFY THE COUNTY OF BARRINGTON AND THE NEW HAMPSHIRE DEPARTMENT OF ENVIROMENTAL SERVICES (SECTION 0322) AND DETAIL 11.
- 2) NEW MONITORING WELLS SHALL BE INSTALLED UNDER SEPARATE CONTRACT.
- 3) ANY AND ALL TIRES ENCOUNTERED AT THE SITE, AT OR BELOW EXISTING GRADE, DURING CONSTRUCTION SHALL BE REMOVED AND DISPOSED IN ACCORDANCE WITH THE APPROPRIATE REGULATIONS. EXCESS SOIL MATERIAL REALIZED FROM ON-SITE CONSTRUCTION AND AREAS OF CUT SHALL BE USED FOR INTERMEDIATE COVER AND DAILY COVER, OR AS COMMON FILL. ANY SOIL MATERIAL CONTAINING INTERMEDIATE COVER SHALL BE RELOCATED TO THE EXISTING LANDFILL FOOTPRINT BEHIND THE RECOMBOMBONE GAP.
- 4) CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO TRANSFER STATION AT ALL TIMES DURING CONSTRUCTION.
- 5) PROPOSED SOLID WASTE BOUNDARIES ARE APPROXIMATE AND MAY BE MODIFIED DURING CONSTRUCTION AS APPROVED BY THE ENGINEER.
- 6) CONTRACTOR SHALL STABILIZE ALL DITCHES AND SWALES PRIOR TO DIRECTING SITE DRAINAGE THROUGH THEM.
- 7) REFER TO SHEET 2 OF 7 FOR VERTICAL REFERENCE DATUM.
- 8) CONTRACTOR SHALL PROVIDE A MINIMUM OF 18" OF COMMON FILL AND 6" TOPSOIL OVER BURIED STUMPS.
- 9) MONITORING WELLS MW-10, MW-11, MW-12, MW-13, MW-14 THROUGH MW-17 TO BE ABANDONED DURING CONSTRUCTION. ALL OTHER MONITORING WELLS TO BE MAINTAINED IN ACCORDANCE WITH NOTE 1. HERETOIN EXISTING GRADES SHOWN HEREON, THE FINAL SLOPES SHALL BE 5% GREATER THAN EXISTING SLOPES. THE MAXIMUM ALLOWABLE SLOPES (H TO 1V), AS WASTE GRADING AND SHARPENING PROCEEDS, THE CONTRACTOR MAY DECREASE THE SLOPES TO NOT LESS THAN 10% PROVIDED THE CONTRACTOR OBTAINS THE ENGINEER'S APPROVAL PRIOR TO PROCEEDING. UNDER NO CIRCUMSTANCES SHALL SLOPES INCREASE FROM TOP TO BOTTOM.
- 10) MONITORING WELLS MW-10, MW-11, MW-12, MW-13, MW-14 THROUGH MW-17 TO BE ABANDONED DURING CONSTRUCTION. ALL OTHER MONITORING WELLS TO BE MAINTAINED IN ACCORDANCE WITH NOTE 1. HERETOIN EXISTING GRADES SHOWN HEREON, THE FINAL SLOPES SHALL BE 5% GREATER THAN EXISTING SLOPES. THE MAXIMUM ALLOWABLE SLOPES (H TO 1V), AS WASTE GRADING AND SHARPENING PROCEEDS, THE CONTRACTOR MAY DECREASE THE SLOPES TO NOT LESS THAN 10% PROVIDED THE CONTRACTOR OBTAINS THE ENGINEER'S APPROVAL PRIOR TO PROCEEDING. UNDER NO CIRCUMSTANCES SHALL SLOPES INCREASE FROM TOP TO BOTTOM.
- 11) REFER TO SHEETS 1, 2, 4, 5, 6, AND 7 FOR ADDITIONAL NOTES.
- 12) REFER TO SHEETS 1, 2, 4, 5, 6, AND 7 FOR ADDITIONAL NOTES.

LEGEND



NOBIS ENGINEERING, INC.
ENVIRONMENTAL, GEOTECHNICAL & CIVIL ENGINEERING

DATE	REVISIONS	CHECKED
5/1/97	APPROVED PER NEEDS COMMENTS AND APPROVED PER CONSTRUCTION	
5/27/97	REVISION PER ADDENDA	

CHESTER MUNICIPAL LANDFILL CLOSURE PLAN
FEBRUARY 1997
SHEET 3 OF 7

Town Of Chester
 Transfer Station Electric Usage

<u>Service Period</u>	<u>Days</u>	<u>kW Used</u>		<u>Year Total kW</u>	<u>Cost</u>
06.14.21 - 07.14.21	30	623			
05.13.21 - 06.14.21	32	653			
04.14.21 - 05.13.21	29	835			
03.15.21 - 04.14.21	30	996			
02.11.20 - 03.15.21	32	1685			
01.14.21 - 02.11.21	28	1493			
12.14.20 - 01.14.21	31	1719			
11.12.20 - 12.14.20	32	1176			
10.14.20 - 11.12.20	29	710			
09.14.20 - 10.14.20	30	588			
08.13.20 - 09.14.20	32	659			
07.15.20 - 08.13.20	29	615	fy '20/'21	11,752	\$ 2,552.69 \$0.22 per KWH
06.12.20 - 07.15.20	33	630			
05.13.20 - 06.12.20	30	554			
04.13.20 - 05.13.20	30	737			
03.12.20 - 04.13.20	32	823			
02.12.20 - 03.12.20	29	937			
01.14.20 - 02.12.20	29	989			
12.12.19 - 01.14.20	33	1277			
11.12.19 - 12.11.19	30	987			
10.15.19 - 11.12.19	28	840			
09.13.19 - 10.15.19	32	654			
08.14.19 - 09.13.19	30	564			
07.15.19 - 08.14.19	30	539	fy '19/'20	9,531	\$ 2,200.59 \$0.23 per KWH
02.12.19 - 03.13.19	29	1221			
01.14.19 - 02.12.19	29	1218			
12.12.18 - 01.14.19	33	1277			