

**Noble Hill Regional Agriculture Park
Request for Proposals and Qualifications
Addendum No. 1**

A mandatory pre-proposal was held for the Noble Hill Regional Agriculture Park project on September 7, 2018. City of Springfield and City Utilities staff took questions from attendees and below is a summary of answers and clarifications to those questions.

1. Contact information for attendees of the pre-proposal meeting was requested:

Name	Organization	Contact Phone	Contact E-mail
Erick Roberts	City of Springfield	417-846-2001	eroberts@springfieldmo.gov
Ashley Krug	City of Springfield	417-864-2003	akrug@springfieldmo.gov
Errin Kemper	City of Springfield	417-864-1910	ekemper@springfieldmo.gov
Sarah Kerner	City of Springfield	417-864-1035	skerner@springfieldmo.gov
Don Willloh	City of Springfield	417-864-1662	dwillloh@springfieldmo.gov
Willy Haffecke	City Utilities	417-831-8332	william.haffecke@cityutilities.net
Alissa Zhu	Springfield News-Leader		dzhu@news-leader.com
Mike Chiles	Green Circle	417-848-3465	rmchiles@mac.com
John Chiles	Green Circle	971-282-7849	johnnychiles@gmail.com
Matt O'Reilly	Green Circle	417-848-3358	matt@greencircleprojects.com
Bruce Colony	Green Circle	417-766-7518	bcolony@greencircleprojects.com
Chris Snyder	Republic Services	417-268-1261	csnyder@republicservices.com
Chris Gillispie	Custom Metalcraft	417-230-9979	chrisg@custom-metalcraft.com
Mike Klem	Missouri State University	660-626-7182	michaelklem@missouristate.edu

2. How does the utility handle sewer and water?

There is currently no sewer or water supplied to the Noble Hill Renewable Energy Facility. The landfill offices handle sewer through an in-ground holding tank that is periodically pumped by a local sewer pumping service. There is also an existing residential well drilled on the middle parcel that could be repurposed for use in the project, however, any repurposing of the existing well and/or the installation of a new well would be the responsibility of the applicant.

3. What is the timeline for making a decision?

The City will begin reviewing all submitted proposals after the RFP closing date, November 30, 2018, at 3:00 PM Central Standard Time. We anticipate making a decision within sixty days after we begin our review.

4. Is the City Economic Development Office aware of any incentives or special programs available to applicants?

The only City incentive available for the greenhouse project, which is located outside the City limits, is Chapter 100, which provides partial personal or real property tax abatement for eligible projects. The approval of this incentive would be subject to City Council approval and would be reviewed pursuant to the policies set forth in the adopted Economic Development Incentives Policy Manual.

<https://www.springfieldmo.gov/DocumentCenter/View/10136/Incentives-Policy-Manual-2014-PDF>

Depending on the number of jobs and average wage of jobs created, this project may also be eligible for the Missouri Works state incentive. <https://ded.mo.gov/programs/business/missouri-works> This is a competitive incentive, meaning that your application must be approved prior to a project announcement. Danny Perches with the Springfield Area Chamber of Commerce assists local companies with applications for this incentive. danny@springfieldchamber.com 417-862-5567

5. Would the project require prevailing wage?

The City is not currently able to determine if this project is subject to prevailing wage. Applicants should be aware that prevailing wage rules may apply depending on the scope of the project.

6. Would CU consider putting in appropriate heat exchanger tech (including installation, equipment, etc.) and have those costs recovered through a fee payment over time?

No. Applicants should propose and provide funding for all items associated with the heat exchange system with review and approval of the system provided by City Utilities.

7. Request for available geotechnical, environmental, and soils tests/reports, as well as GIS map with 1-foot contours.

[Landfill1ftContours.zip](#)

[SoilBorrowReport.pdf](#)

8. Is the City open to making the buffer land available at similar terms should the project be successful?

The City is willing to discuss expansion of the project to adjacent buffer land in the future.

9. What percentage of the time, over the last two years, is:

a) neither generator is operating?

Approximately 42%

b) only one generator is operating?

Approximately 29%

c) both generators are operating?

Approximately 29%

10. Could you please resend the chemical analysis of the landfill gas?

The gas quality over the last two years has averaged 53% Methane, 36% Carbon Dioxide, 1% Oxygen and 9% Balance Gas

11. Is there an analysis of the percentage of hydrogen sulfide and other trace corrosive gases?

The City does not have a current analysis of these items at this time.

12. What is the nature of the cleaning process required to remove the siloxane from the engines?

This is a labor-intensive process that essentially involves disassembly of the engine.

13. Any discussion about cleaning the raw gas in the future before feeding it into the engines?

There are not currently any plans to clean the gas beyond the current level of particulate and moisture removal. However, the City/CU would be willing to discuss this issue as part of a proposal. It is the City's understanding that there is technology that will burn the gas for heating purposes with

minimal additional cleaning, but it will be the responsibility of the applicant to determine what technology and/or alternative uses of the raw gas they wish to include in their proposal.