

QUESTIONS AND ANSWERS
4 APRIL 13 ROBINS AFB
SOLAR PV INDUSTRY DAY

1. What are the purple cutouts? What is shown on the driveway? What are the white lines? [in relation to the site map]

ANSWER: The purple cut-out in the center of the west side of the site is an archaeology site that has been determined by the State Historic Preservation Office (SHPO) as not eligible for the National Register of Historic Places. However, there is a slight possibility that Native American or other historical artifacts could be encountered during clearing and construction. Before any work activity in this area there should be coordination with the Air Force to allow an archaeologist to monitor the work in this area. If any significant historical artifacts are unearthed, construction must be stopped to allow for further evaluation, protection of the area and artifacts, and any necessary consultations. See #8 for additional information.

2. Is it a bidding competition?

ANSWER: The Air Force does not consider this EUL opportunity a “bidding competition.” As set forth in the Pre-Qualification solicitation, the Air Force proposes to enter into letters-of-intent to lease with all developers that meet the minimum qualifications set forth in the Pre-Qualification solicitation. If Georgia Power Company selects one of those developers in connection with its 2013 Advanced Solar Initiative Request for Proposals, the Air Force would enter into exclusive lease negotiations with that developer.

3. Is it a plant to serve Robins?

ANSWER: No. Electricity from the project would be sold to Georgia Power Company.

4. Are you looking at the value or cost of project property?

ANSWER: The Air Force is required by law to receive not less than the fair market rental value of the property, as determined by the Air Force. Accordingly, as set forth in the Pre-Qualification Solicitation, the Air Force will establish the fair market rental value and use that to determine whether proposals received from developers meet or exceed this requirement.

5. Is there any potential for other land?

ANSWER: Not at this time

6. Do you have the option to reject any offer?

ANSWER: The Air Force has the option to reject proposals that do not meet the minimum requirements set forth in the Pre-Qualification solicitation.

7. Are there any protected species?

ANSWER: Robins' Environmental Branch has surveyed the entire base, including the EUL property, on multiple occasions, and there are no known threatened or endangered species on the EUL property. There is a state-listed plant species located about three miles north of the EUL site, involving different habitat conditions.

8. Is there a solid boundary for any environmental/archeological considerations?

ANSWER: Yes. The boundaries of the one archaeological site that is eligible for the national register, as well as the legally protected wetland acreage, have been surveyed and the coordinates are maintained in Robins' Geographic Information System. The wetland boundaries have been marked with stakes onsite. The archaeological site and the wetland acreage are further protected from disturbance via a 40-foot-wide buffer zone per best management practices. This buffer zone is superimposed on the map of the site. See #1 for additional information.

9. Are there any easements to consider? Are there right-of-way easements for transmission line?

ANSWER: Yes. There are overhead electrical transmission lines and an underground gas line on the proposed parcel. The easement for the electrical lines is 100 feet (50 feet each side). The easement for the gas line is 30 feet (15 feet each side). See attached map for location of these easements. The archaeological site and the wetland acreage are protected from disturbance via a 40-foot-wide buffer zone per best management practices. This buffer zone is superimposed on the map of the site.

10. Is there an Environmental Assessment (EA) completed and available?

ANSWER: The proposed EUL solar project is subject to the National Environmental Policy Act (NEPA) of 1969 and must therefore comply with the Air Force's implementing NEPA regulations under 32 CFR 989, Environmental Impact Analysis Process (EIAP). Therefore, the appropriate level of environmental analysis would likely require an Environmental Assessment (EA). Separately, an Environmental Baseline Survey report pursuant to AFI 32-7066 will also be needed.

11. Is Davis-Bacon relevant?

ANSWER: The Davis-Bacon Act would not apply to a developer who constructs its own facilities with non-federal or non-Air Force funds. However, if the developer and the Air Force negotiate lease payment in the form of in-kind consideration involving construction of facilities to be owned and used by the Air Force, then the Davis-Bacon Act would apply to those activities.

12. Are there any issues with a long term lease (per 10 USC section 2667)?

ANSWER: The leasing statute provides that a lease may not be for more than five years unless the Secretary concerned determines that a lease for a longer period will promote the national defense or be in the public interest. The Air Force recognizes that this project, like most EULs, requires substantial investment of private capital and that the lease term must be sufficient to allow the lessee to recover its investment together with a reasonable return. The Air Force believes this renewable energy project would promote the national defense and be in the public interest by, among other things, generating value to the Air Force from an underutilized asset. Accordingly, the Air Force would seek a longer term lease than the standard five-year limitation.

13. Can the lease be reassigned at a later date?

ANSWER: The lease will provide that any assignment of the lease must be approved by the Air Force.

14. Is there a contact for property information?

ANSWER: Please address your question to: AirForceEUL@afeul.com . You will be contacted by the appropriate Air Force office.

15. Are there any other property documents available?

ANSWER: The Robins AFB Environmental Branch has the following information about the site: 1) A brief history of past land uses prior to the establishment of the base; 2) A timber survey from 1998; 3) An archaeology survey of the property and 4) Two wetland delineations of the acreage to the south of the site from 1999 and 2009.

16. Is there an extended documented history of the property uses?

ANSWER: The Base acquired the property in 1973. A portion of the central part of the property was used as a motocross and all-terrain vehicle training and recreational area in the 1980s and early 1990s. Sixteen acres of the northern part of the site was planted in loblolly pine in 1980-81. An archery range was established in the mixed hardwood forest near the southeastern corner of the site in the late 1980s or early 1990s. The mixed hardwood forest evolved from what was originally a pine forest about 65-70 years ago.

17. To what detail is the Air Force clearing the property?

ANSWER: Only after a power purchase agreement is executed with Georgia Power will Robins AFB' Environmental Branch, in compliance with AFI 32-7064, arrange a logging contract to remove all marketable timber from the EUL site. The logging operation will not involve the removal of the many small trees, bushes, large dead trees, and other unmarketable timber on the site. Under the contract terms, the contractor will be directed to pile up the large timber debris (i.e., tree tops, branches) to facilitate removal by the selected EUL developer. Timber debris burning may be an option with assistance from the Georgia Forestry Commission or disposal via an air curtain destructor. The EUL developer will be responsible for these arrangements to include removal of any remaining stumps. Also, all debris to be burned will need to be cured first for roughly 4-6 months, unless an air curtain destructor is used. Burning and any necessary air and burn permits must be coordinated through 78 CEG/CEAN.

18. Will the AF appraisal be made available?

ANSWER: The Air Force is not permitted to disclose its appraisal under GSA policy.

19. Can the land be fully cleared of trees and vegetation? Are there green buffers to be retained? Do we need a 50-ft barrier? Are there set-backs associated with the property? Are the green buffer zones near the creek to be retained?

ANSWER: There is no creek on the property, but there is a 6-acre wetland and a 0.1-acre wetland at the south end of the property. Forty-foot-wide green buffers must be maintained around the wetlands per best management practices.

20. Will there be solar canopies?

ANSWER: Not in conjunction with this EUL

21. Will there be roof solar cells?

ANSWER: Not in conjunction with this EUL

22. Does the site need to follow local requirements?

ANSWER: The project site is under proprietary legislative jurisdiction, and therefore private activities on the site will be subject to all applicable state and local laws and regulations. The developer will be responsible for identifying and complying with all such requirements.

23. Which is the most expensive practice for removing logging debris, burning or the furnace box?

ANSWER: If the Georgia Forestry Commission will assist, then burning is much less expensive than renting an air curtain destructor (furnace box). However, burning will not eliminate all of the debris because the piles often contain soil that inhibits complete incineration. It is important to ensure that, if bulldozers are used to pile forest debris, their blades should feature root rakes to reduce the accumulation of soil in the piles.

24. How deep is the soil to bedrock?

ANSWER: No wells or borings have ever encountered bedrock on the base, so the exact depth is uncertain, but we believe it is greater than 400'. The depth to bedrock is presumed to be at least 1,700 feet below the surface based upon regional geologic data.

25. Will the value of the lease take into account the cost to fully clear the site?

ANSWER: The Air Force anticipates that the appraisal will take into account the existing physical condition of the property.

26. Will temporary workers have to be badged?

ANSWER: The extent of the badging will be dependent on the access to the work site. If the access will be directly from Hwy 247, then only those who will be a part of the work site, until a suitable fence is constructed, will have to be badged. This can be done through a 78 CEG Badging Agent or an Entry Authority List. If a suitable temporary/permanent fence is not built, then the

workers will have to transit through the installation gates for the duration of the project. Each worker involved in the project will have to have a base access badge, which can be completed as previously stated. ALL visitors to Robins AFB will be vetted through the Georgia Crime Information Center (GCIC) utilizing their full name, date of birth and Social Security Number. If an individual meets the criteria to be denied access to the installation, there is an appeal process to attempt to gain access to the installation.

27. Will there be a list of attendees and their contact numbers?

ANSWER: List will be posted at www.afcec.af.mil/eul.

28. What are the AF policies on releasing project data for the site such as for marketing?

ANSWER: The Air Force does not own or control the release of the lessee's project data. Any marketing materials or other public releases discussing Air Force involvement in the project would be subject to the Air Force's review and approval. The Air Force may prohibit disclosure of certain site information, such as information concerning archeological sites.

29. What is the access to the site?

ANSWER: There are varied options that a selected developer should consider and would require coordination with the Air Force. Assuming the Georgia Department of Transportation has no issues with large vehicles coming on/off the roadway at Marchbanks Drive (east/west roadway along the northern site boundary) and the contractor wants to enter there, a suitable fence would have to be built around the entire work area to be able to allow unfettered access to the work site. The fence could be attached to the existing installation perimeter fence at both ends of the work site and the contractors could control the lock to the gate and have free movement to their work site. This is a proposed course of action and would have to be coordinated by 78 SFS to the 78th Air Base Wing Commander for approval.

If Georgia DOT will not allow vehicles on/off Hwy 247 without further modification to the roadway, then all vehicles will have to enter through the Robins AFB Commercial Vehicle Gate and then drive across the base to the work site. The Commercial Vehicle Gate is located 2+ miles north of Marchbanks Drive, and everyone with the project would have to have a base access badge.

30. Is the ATV track gravel or dirt?

ANSWER: The track is dirt.

31. Do you have any EPA requirements for regionally working renewable energy for Federal installations?

ANSWER: The Air Force has federal mandates and goals regarding renewable energy but we are unaware of any requirement to participate in a regional solution.

32. Of the two substations, which one does Robins AFB prefer to be used for connecting this site?

ANSWER: It is up to the developer to propose the facility design, consistent with Georgia Power's requirements. The design will be subject to Air Force review and approval.

33. Are there any geologic/soil structure or hydrologic data/studies for the site?

ANSWER: Water Supply Well #19 (WS-19), was installed just south of the site, and there was a geologic study performed at the WS-19 site before it was installed. The geologic study was included in the report, Water Supply Test Hole G-1, dated April 2013, prepared by GeoSyntec. NOTE: Will be posted on www.afcec.af.mil/eul website.

34. Are there any indications of soil corrosive potential?

ANSWER: We have no information concerning soil corrosive potential for that area.

35. Are there any soil penetration limits?

ANSWER: We have no knowledge about soil penetration limits for the site, though depth to groundwater should be considered..

36. Does RAFB have any other solar projects?

ANSWER: Robins is investigating several solar projects not related to this EUL.

37. Are there any base/AF site prep, land, slope, soil erosion requirements?

ANSWER: Robins AFB anticipates the project will require coverage under Georgia's NPDES Permit GAR100001 for construction-related storm water

discharge. The permit requires site inspections, water quality monitoring, erosion control BMPs, an approved Erosion, Sediment, and Pollution Control Plan written by a Certified Level II Georgia Design Professional. During land disturbing activity, there must be onsite at all times at least one individual certified by the Georgia Soil and Water Conservation Commission with Level 1A Certification. If greater than 50 acres of land is disturbed, the ESPC Plan will have to be approved by the Georgia Environmental Protection Division. The design will include a Post Construction Stormwater Management Plan to meet the requirements of the Local Ordinance for Stormwater Design in Houston County and the Georgia Stormwater Management Manual. Storm water detention may be required.

38. Are there any Made in America requirements? Will the equipment need to conform to Buy America Act?

ANSWER: For the reasons discussed in response to Question #11, the Air Force does not consider the Buy American Act applicable to facilities constructed by the developer for its own use. The Buy American Act would apply to any construction provided to the Air Force as in-kind consideration.

39. What are existing land constraints as discussed in the RFP?

ANSWER: Please see #1, #8 and #9.

40. What criteria will the Air Force use to determine fair market value of the land? In relation to the appraised value, does the Air Force take credit for energy credits and so will that impact fair market value? How is fair market value determined?

ANSWER: The Air Force will obtain an independent appraisal for a 20-year leasehold interest in the property in accordance with Uniform Standards of Professional Appraisal Practice. The Air Force will use the appraisal and other evidence of value that it deems appropriate in determining fair market value. The Air Force will not receive marketable "renewable energy credits" as part of this EUL, and this will not affect the valuation. The role of this EUL in furthering Air Force and Department of Defense renewable energy production goals will not affect the valuation.

41. The preliminary EA report discusses negative effects to surrounding cultural resources. What are those?

ANSWER: An Air Force Form 813 (request for environmental analysis) was completed for this property. The results of that preliminary analysis noted that there is a risk that development of the EUL site could cause damage to resources found at nearby archaeological sites. It stated that the risk could be mitigated through certain standard procedures used to protect archaeological resources. Those procedures are explained in #1.

42. Will a reflectivity study be required? If so, who will pay for this?

ANSWER: This is still being researched. If a reflectivity study is required, it will be the responsibility of the developer to pay for it.

43. Will there be a special consideration to local suppliers in association with GA Power ASI?

ANSWER: Georgia Power will determine whether special consideration will be given to local suppliers in connection with its RFP.

44. Is the land in the county zoning plan?

ANSWER: The developer will be responsible for contacting the local county planning department for information in regards to the county zoning plan.

45. Is the land subject to county building permits or is it AF permit procedures? Is there any information available on county building permit procedures?

ANSWER: Private construction activity on the site will be subject to state and local building codes and permit requirements. It will be the developer's responsibility to identify and comply with such requirements. Robins AFB will monitor the development to ensure that facility plans and construction activities are acceptable to the Air Force and do not interfere with mission activities.

46. Is the site subject to property tax assessments?

ANSWER: The Federal government's ownership interest in the EUL site is not subject to state and local property taxation. The developer will be responsible for determining whether its leasehold interest and improvements are subject to state and local taxation and will be responsible for paying any such taxes.

47. Any issues with getting a 20/30 yr lease (10 USC section 2667)?

ANSWER: The Air Force anticipates a minimum lease term of twenty years, consistent with the term of the power purchase agreement between the developer and Georgia Power. Under Department of Defense policy, the term of a renewable energy EUL may not exceed the useful life of the installed facilities. The Air Force, in consultation with the developer, would have to assess the useful life of the facilities, before making a final determination as to the lease term.

48. Any site security issues with the property?

ANSWER: Site access is discussed in response to question #29 above. 78 SFS patrols the area where the work site is located. The developer will be responsible for coordinating with 78 SFS on any and all site security issues as they arise.

49. If one comes across an archeological item, how long will it take the base to respond and check that item?

ANSWER: The base will attempt to have an archaeologist available to respond on the same day if the discovery is made during normal working hours. While the archaeologist may make an assessment in one day, the archaeologist may need to arrange for further review and consultations.

50. Will the base post maps of the easements?

ANSWER: Refer to question #9 and attached map.

51. Is it fixed or tracking solar?

ANSWER: It is up to the developer to propose the facility design, consistent with Georgia Power's requirements. The design will be subject to Air Force review and approval.

52. Will the base post past relevant property information?

ANSWER: The Air Force will make available information it deems relevant and attempt to respond to all specific information requests.

53. Will the fact that the timber will be removed before the lease & AF take value for that be taken into consideration in relation to the fair market value?

ANSWER: The Air Force anticipates that the appraisal will take into account the removal of marketable timber by the Air Force prior to the lease.

54. Can trees outside the area be trimmed if that helps the solar infiltration?

ANSWER: Yes, provided that sensitive soils in the wetland areas and the eligible archaeological site are not damaged. Work activity to be conducted in these sensitive areas must be coordinated in advance with 78 CEG/CEAN. Tree pruning should be done in a manner that complies with arborist standards, to be approved by 78 CEG/CEAN.

55. Will there be opportunity for further site visits? If someone wants to visit the site again, with whom do they coordinate a visit?

ANSWER: Please address your question to: AirForceEUL@afeul.com . You will be contacted by the appropriate Air Force office.

56. If the developer wants to bring groups on for educational purposes to see the solar arrays, will that be allowed?

ANSWER: If the developer obtains direct site access from Hwy 247 and establishes a compliant security fence around the site, the developer will be able to permit access by visitors, at all times subject to the installation commander's authority under law, regulation or military custom to protect the security or mission of Robins AFB. If the access to the work site will be on base, then the contractor (or someone with base escort authority) will have to contact 78 SFS Police Services to generate an Entry Authority List for all attendees who do not already have base access. Per current operating procedures, the list would have to be coordinated at least two weeks in advance from the event date.

57. 10 MW – AC or DC?

ANSWER: It is up to the developer to propose the facility design, consistent with Georgia Power's requirements. The design will be subject to Air Force review and approval.

58. Will the AF resolve the conflict about the timeline in relation to the GA Power timeline in the briefing & the FedBizOps time?

ANSWER: The correct timeline for responding to the Pre-Qualification solicitation is as posted on FedBizOps.

59. Does the AF recognize that a site that can only do 10 MW costs more per MW than a larger site that can generate more & will that impact the fair market value?

ANSWER: The Air Force anticipates that its fair market rental value determination will consider this factor.

60. Will the AF release the fair market rental value as it is really difficult to dedicate time when this major item is unknown?

ANSWER: See the response to question #18 above regarding release of the Air Force's appraisal. At this time, the Air Force does not plan to propose a rental value. The Air Force believes that developers can and should assess the local real estate market and other factors they deem appropriate and propose what they believe to be the fair market rental value of the property.

61. Is the AF using the COE for the appraisal?

ANSWER: No. The appraisal will be performed by an Air Force contractor.

62. May a non-developer submit a question to the AF regarding this solicitation?

ANSWER: Yes. There are no restrictions on who may submit questions.

63. Will the questions and answers from today's Industry Day be posted?

ANSWER: Will be posted on the www.afcec.af.mil/eull website.

64. Can you identify the In-Kind desires of Robins? How does it work?

ANSWER: The Air Force is permitted to accept cash or in-kind consideration for the lease. For purposes of the Pre-Qualification, developers should propose lease consideration in terms of cash. In-kind consideration of comparable value, if deemed mutually beneficial to the developer and the Air Force, would be subject to negotiation prior to executing a lease. The Air Force anticipates that at least some in-kind consideration would involve provision of renewable facility energy or energy conservation measures.

65. Will we (the developer) have to clear the trees and shrubs (and, if so, can we sell the timber)? If the Air Force clears the land, will stumps be removed?

ANSWER: See the response to question # 17 above.

66. There is a large deciduous tree on the base side of the highway outside the base fence near the south end of the proposed site, will that be removed or, if we take down trees, can we remove it if it interferes with solar impact?

ANSWER: If the tree in question is considered to be on Robins AFB property then see question and response in #17 above. If the tree is deemed not marketable or is not on Robins then the developer may be responsible as also explained in #17 above.

67. Who is the POC at the Base?

ANSWER: All inquiries go to the Air Force Civil Engineering Center (AFCEC) – Please address your question to: AirForceEUL@afeul.com . You will be contacted by the appropriate Air Force office.