

The Rhode Island Convention Center Authority

Request for Qualifications / Proposals For Renewable Energy Net Metering Projects

1. Introduction

The Rhode Island Convention Center Authority (RICCA) is seeking proposals from qualified enterprises to develop one or more renewable energy generating system(s) that will virtually (or remotely) net meter to offset existing RICCA electric accounts. The RICCA is seeking approximately 5 MW_{AC} of nameplate renewable energy generating system capacity, furthering the State of Rhode Island's ambitious goal to significantly reduce greenhouse gas emissions.

The Narragansett Bay Commission (NBC) has developed some expertise in renewable energy net metering projects and is assisting RICCA in their pursuit of securing clean energy for their facilities. As such the NBC is issuing this Request for Qualifications and Proposals for RICCA and will assist RICCA with proposal evaluations.

The RICCA is requesting respondents to propose renewable solar and/or wind based energy generating system(s) that will utilize a long term Power Purchase Agreement or Public Entity Net Metering Finance Arrangement between the developer and the RICCA. Proposers are encouraged to offer proposals based on a Public Entity Net Metering Finance Arrangement that sells the net metering credits at a competitive discount rate. The intent of this RFQ/P is to secure renewable energy that will economically offset most or all of RICCA's electric consumption indicated in Section 2 of this RFQ/P. The Request for Qualifications and Proposals for each project are provided below:

2 The Rhode Island Convention Center Authority

Located in the heart of downtown Providence, the Rhode Island Convention Center Authority (RICCA) operates the Rhode Island Convention & Entertainment Complex, which includes the Rhode Island Convention Center (RICC), Dunkin Donuts Center (DDC), Veterans Memorial Auditorium (The Vets), and two parking garages. The Authority, governed by an eleven-member board of commissioners, works with several marketing partners to book its facilities, including SMG, which manages the DDC and RICC, Professional Facilities Management (PFM), which manages The Vets, and the Providence Warwick Convention & Visitors Bureau (PWCVB). The Authority and its staff strive to provide the community with world-class concerts and family shows, high-profile sporting events and amazing conventions and tradeshows. The staff prides itself for the outstanding service for event planners and promoters, while also maintaining a safe, clean and professional environment.

The RICC is a meeting venue with 100,000 square feet of exhibition space, 20,000 square feet of ballroom space, 23 meeting rooms and over 30,000 square feet of pre-function space and has ten loading docks with ramp access to the exhibit hall level. The RICC encompasses two parking garages with over 2,400 parking spaces. The DDC is New England's premier multi-use entertainment arena with 14,000 seats and an 86 foot ceiling height, 31,000 square foot arena floor, 25,000 square foot concourse and 20 luxury suites.

The table below provides information on RICCA electric accounts and three years of electricity usage which is available for net metering by the solar PV project:

Facility/Building	National Grid Account Number	2013 kWh/year	2014 kWh/Year	2015 kWh/year
RICC Parking	13371-71008	1,079,800	734,500	561,409
RICC	50777-28007	6,347,763	6,052,052	5,377,987
DDC	75742-86004	Fire	Service	None
DDC	50803-61007	2,494,500	2,353,500	2,187,000
DDC	00918-67006	1,315,000	1,256,000	1,112,000
TOTALS		11,237,063	10,396,052	9,238,396

RICCA has reduced electric usage in recent years through the replacement of all lighting with LEDs. RICCA is seeking to obtain a majority of the agency’s power by entering into a Power Purchase Agreement with a renewable alternative wind or solar energy generation developer.

Each RICCA proposal must address the following:

1. Proposals must offer the best contract price for two scenarios: Scenario 1 in which RICCA owns all renewable energy credits (RECs) during the contract term and Scenario 2 in which the developer will have ownership of all RECs produced;
2. The specific site locations of the proposed energy system must be clearly identified. Proposals that do not include specific project site locations and site control will not be accepted;
3. All identified sites must have zoning approvals in place for the project being proposed;
4. The Project must comply with all applicable sections of RIGL Chapter 39-26.4;
5. The Proposal must include a project schedule that details all project milestones;
6. The Proposer must be able to file a fully paid Interconnection Application with National Grid for each site to meet the July 1, 2017 deadline specified in R.I.G.L. 39-26.4-2(17).
7. The financial analysis of the project detailing the cost of electricity to the RICCA in \$/kWh; and
8. Project compliance with any other required issues, including local permitting, stormwater permitting, renewable resource certification, etc.

3. Proposals

A separate proposal is to be submitted for each project. Proposals and prices must be based on the developer being responsible for all aspects of the project including permitting, site acquisition, site development, construction and installation, interconnection to the local grid, as well as securing all certifications and ongoing operation and maintenance if applicable.

The respondent shall provide a written description indicating the proposed approach to the project. The scope of work should contain sufficient detail on methods and procedures to be employed so as to clearly define how work tasks shall be completed. Specific examples of how similar methods may have been used on other successful projects in the region are encouraged.

All proposals must include:

1. Project Description

Describe the renewable energy systems being proposed including nameplate capacity, and estimated capacity factor.

2. Project Location

Identify the proposed project locations including proximity to local grid and capability of the local grid to accept the generated power. Project sites must be located in the State of Rhode and within National Grid's service area.

3. Project Costs

Include in the proposal an estimate of the total cost of the projects. Include cost of system design; installation, all applicable permitting and certification costs, and grid interconnect costs.

4. Financial Evaluation

The proposal must include the project financial analysis calculated over a specified 20 or 25 year life of the project as appropriate and must also specify the final cost of the project in \$/kWh of electricity supplied. The analysis must include all costs and fees, including but not limited to design and construction, equipment costs, cost to buy or lease the site, service contract, warranty and maintenance fees, annual escalation fees, permitting fees, etc.

5. Project Schedule

A project schedule shall be included in the proposal describing the time frame necessary to complete the project and all project milestones, including but not limited to system design, property acquisition as applicable, interconnect application filing, permitting, construction/installation, grid interconnection, and start-up.

All proposals must include the developers best price in \$/kWh for the renewable electricity over an assumed 20 or 25 year life of the project, as well as a promised amount of renewable generation annually. For each project proposal, the quality of the system must be of an adequately high standard to meet the promised generation and \$/kWh as well as other applicable requirements. The best price must also be expressed as a fixed price, averaged over the project life, for ease of comparing proposals.

4. Qualifications

The following information shall be provided in order to evaluate the qualifications of the respondent:

1. Description of the respondent's qualifications and experience developing similar projects, including the total megawatts of solar or wind energy systems installed and in full generation as of the date of submittal.
2. Description of the respondent's resources (financial and logistical) to successfully complete the project. (i.e.: detail experience completing transactions with proposed financing partners, tax equity and municipal net metering projects)
3. A description of the three (3) most recent projects similar in scope and design. For each project, provide the name and phone number of a contact for whom the work was performed with personal knowledge of the project and the month and year when the project was completed. The name of the

staff member(s) who participated in each of the three projects identified above and their role in the project.

4. The contact person authorized to respond to questions and clarifications. Include telephone and FAX numbers and e-mail address.

5. Evaluation Criteria

1. Qualifications and proposal approach (25%)
2. Proposed electricity cost to RICCA \$/kWh (40%)
3. Project feasibility (30%)
4. Project Schedule (5%)

6. Submittal Requirements

1. Each firm must deliver five (5) copies of each proposal to: Narragansett Bay Commission, One Service Road., Providence, RI 02908, Attention: Samuel R. Celone, Purchasing Manager.
2. A one page executive summary should accompany each proposal.
3. Submittals must be received at the above address by June 5, 2017 at 4:00 pm. There are no exceptions to this deadline.

7. Instructions and Notifications to Respondents

1. Any and all questions regarding this RFQ/P must be submitted by e-mail to both James McCaughey at jmccaughey@narrabay.com and Lawrence Lepore at llepore@dunkindonutscenter.com. Questions will not be accepted after 4:00 pm on May 19, 2017. Copies of all questions and answers will be forwarded to all parties that have requested a copy of the RFQ/P.
2. The RICCA reserve the right to request additional data or information after the submittal date if determined that it will aid the review and evaluation process.
3. The RICCA reserve the right to reject any or all submittals and not make an award based on this RFQ/P and thereafter may republish this RFQ/P or publish a new RFQ/P for all or a portion of the same services as it deems necessary.
4. This RFQ/P does not commit the RICCA to pay costs incurred in the preparation of the submittal.
5. Respondents are advised that all materials submitted for consideration in response to this RFQ/P will be considered to be public record as defined in Title 38 Chapter 2 of the RIGL without exception and will be released for inspection immediately once an award is made.
6. For a copy of the RFQ/P please contact Sam Celone, Purchasing Manager, at scelone@narrabay.com.