

Rhode Island Convention Center Authority

Request for Proposals for Public-Private Partnership Agreement for Rooftop Solar

Overview

The Rhode Island Convention Center Authority (the “Authority”) requests proposals from qualified entities to develop and install a solar canopy system on the Authority’s Clifford Street Parking Garage. Based on the responses to this Request for Proposals (“RFP”), the Authority will determine if the submissions meet the Authority’s needs and objectives, as well as further the ambitious goal requiring 100% of Rhode Island’s electricity to be offset by Renewable Energy by 2033.

The Authority is requesting respondents propose a turn-key operating solar canopy system to cover its Clifford Street Parking Garage located at 75 Clifford Street, Providence, Rhode Island that will deliver the maximum financial, economic, and environmental value to the Authority. The Authority is interested in exploring full ownership by the Authority or other alternative ownership structures that will maximize the values listed above.

Introduction

The Authority is a public corporation of the state of Rhode Island governed by an eleven-member board of commissioners. The Authority oversees the Rhode Island Convention & Entertainment Complex which includes the Rhode Island Convention Center and garages, the Amica Mutual Pavilion, the Veterans Memorial Auditorium, and the Clifford Street Parking Facility.

Key Dates

Questions regarding this RFP must be received by **4:00pm on Friday, March 10th, 2023** via email to JBerman@bestpracticeenergy.com.

RFP responses are due by **2:00PM on Friday, April 7th, 2023**. Send completed responses by 2:00PM per the instructions below under “Submittal Requirements”.

Electricity Usage Data

Facility (kWh)	Annual Electricity Usage
Clifford Street Garage	310,000

Company Background and Experience

Please provide the following information regarding your firm:

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1. Location of your firm;
2. Size of your firm in total assets and employees;
3. Experience of your management team related to Rhode Island solar projects with brief biographies included. Please include the team members that will be assigned to this project;
4. Summary of how your projects are developed, constructed, and funded (external investors or debt issuance).
5. Summary of relevant projects your team has successfully completed (fully operational) both in Rhode Island and other regions.
6. Please provide the total MW and number of projects developed & installed to date.
7. Please include three references who may be contacted who have entered into related agreements for solar development including net metering, REG program, or capital purchase (where applicable). Non-Profit entities are preferable for these references but are not required.

Product Structure and Proposal(s)

Please provide an overview of the proposed project including but not limited to the following:

- **Project Description**
 - Solar Canopy System Size (MW DC & AC)
 - Year 1 System Output (Annual kWh)
- **Procurement Description**
 - Include compliance with all applicable laws
 - Include Utility, Local, and State approvals required
- **Project Attributes**
 - Include all major equipment components
 - Include all major installation sub-contractors (Union Labor Agreements req.)
- **Project Analysis**
 - Include turn-key installation cost
 - Include Financial operating Pro-forma
 - Include Project schedule including all milestones

RFP Process

The Authority will confidentially review all proposals received and invite finalists for vendor presentations. Upon conclusion of the process the selection will be based upon the criteria set forth below.

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Schedule of Events	Due
Release RFP to Qualified Vendors	Wednesday, March 1, 2023
Questions regarding the RFP	Friday, March 10, 2023
Responses Due	Friday, April 7, 2023
Evaluate Results	Friday, April 21, 2023
Determine Short List of Developers	Friday, April 21, 2023
Presentations with Selected Developers	Week of May 1, 2023
Determine Award Structure	Week of May 8, 2023
Sign LOI with Applicable Vendor(s)	Week of May 8, 2023
Review / Sign Agreement	Wednesday, May 17, 2023

The Authority reserves the right to reject any or all submittals, the right to re-issue the RFP in whole or in part, prior to execution of an agreement, and the right to request additional information after the submittal date if determined to aid in the review and evaluation process.

As the Authority's Consultant, Best Practice Energy will be compensated \$0.05/watt (DC) on the awarded developer's solar canopy system project. The awarded respondent will be responsible to reimburse the Authority for the RFP's Consultant's fees within sixty (60) days after the full execution of the Public-Private Partnership Agreement for the Clifford Street Parking Garage Rooftop Solar Canopy System.

All proposals received must be held valid for 180 days without exception.

All questions regarding this RFP or its specifications must be received by March 10, 2023, via email to JBerman@BestPracticeEnergy.com. All answers will be posted to the Authority's website at www.riconvention.com as will any amendments to this RFP.

Selection Criteria

1. Relevant Experience – 25%

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2. Financial, Economical, & Environmental Value – 25%
3. Project Schedule – 15%
4. Financial Stability – 10%
5. Project Creativity – 25%

Submittal Requirements

- Each respondent must deliver four (4) paper copies of its proposal and one copy in its entirety on a thumb drive in an envelope or package marked “Solar Proposals” to:

Daniel P. McConaghy – Executive Director
Rhode Island Convention Center Authority – 3rd Floor
One LaSalle Square
Providence, Rhode Island 02903

- A one-page executive summary should accompany each proposal signed by individual with the Authority to bind the company.
- Submittals must be received at the above address by April 7, 2023 by 2:00pm, prevailing time, without exception. The Authority will acknowledge receipt of the proposals and announce who has submitted at that time. The Authority will not entertain submittals received after the opening time.

Inspection

The Clifford Street Garage is open to the public and its roof may be inspected by a proposer at any time.