Chicago Solar – Ground Mount Project

Pre-Submittal / Networking Conference

OCTOBER 18, 2018
Chicago Cultural Center
The CIT is leading project procurement on behalf of, and in coordination with, the City of Chicago.

The CIT’s mission is to leverage alternative financing and delivery structures to expand the capacity of the City and other government agencies to deliver transformative infrastructure projects.

Fleet and Facility Management will be the contracting party for the project as the City’s energy purchasing entity and manager of vacant land.

2FM supports the operations of City departments by providing high-quality and cost-effective fleet and facility services.
Nothing said today supersedes what is written in RFP document

Any changes resulting from today’s conference will be officially incorporated into the procurement documents as a written addendum or clarification and posted on the CIT website

A list of today’s conference attendees, with contact information, and a copy of today’s PowerPoint presentation will be posted on CIT’s website
PROJECT OVERVIEW
PROJECT GOALS AND OBJECTIVES

OBJECTIVE
Demonstrate the viability of solar projects within Chicago and ensure that the expansion of the solar economy benefits Chicagoans of all backgrounds.

Catalyze Solar Development
Maximize Benefits to Community
Leverage FEJA Incentives
Partnership with Private Sector

Economic opportunities and benefits for low income, environmental justice communities

ILLINOIS SOLAR FOR ALL
PROJECT OPPORTUNITY

- 30 acres, 7 vacant City-owned sites
- $1 lease per year per site for 25 years
- City will act as anchor tenant (if needed)
- FEJA Incentives
WHAT WE ARE LOOKING FOR

DEVELOPER TO...

Design, build, finance, own, operate and maintain ground mount solar system(s). An all inclusive project with no cost to the City.

Maximized use of the 7 vacant lots through the proposed technical approach
  • Sound economic proposals

An approach that provides maximum benefit for the City and its Residents through:
  • Community engagement and participation  
    ✓ Creative communication strategies
  • Leverage of FEJA incentives
    ✓ Innovative workforce development
SUBMITTALS AND EVALUATION
PROPOSAL SUBMISSION REQUIREMENTS

i. General Materials

ii. Team Information, Composition and Structure

iii. Qualifications and Experience

iv. Project Approach
   i. Technical
   ii. Community
   iii. Financial
   iv. Operations and Maintenance

v. MBE/WBE Participation, Workforce Development and Local Manufacturing/Purchase Plan

vi. Administrative and Legal Information

Must Meet FEJA Vendor Qualifications

Further detail provided in RFP Exhibit A
## RFP EVALUATION CRITERIA

Responsiveness criteria outlined in RFP Section 4.1

Responsive submittals evaluated & scored per Evaluation Criteria Section 4.3

<table>
<thead>
<tr>
<th>Evaluation Criteria</th>
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<tbody>
<tr>
<td>1. Respondent’s Relevant Experience and Qualifications (40%)</td>
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<td>2. Respondent’s Approach to Project (35%)</td>
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<td>3. Respondent’s Workforce Utilization Approach (25%)</td>
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PROCUREMENT & AGREEMENT STRUCTURE
PROCUREMENT PROCESS OVERVIEW

1. RFP Responses Submitted
2. Evaluation Responses/Best and Final Offers
3. Preferred Developer(s) Chosen
4. Finalize Project Agreement
5. City Council Approval
6. Agreement Executed
# Procurement Schedule (subject to change)

<table>
<thead>
<tr>
<th>Event</th>
<th>Date</th>
<th>Year</th>
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<tbody>
<tr>
<td>RFP Issued</td>
<td>October 1</td>
<td>2018</td>
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<tr>
<td>Pre-Bid / Networking Conference</td>
<td>October 18</td>
<td>2018</td>
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<tr>
<td>Site Visits</td>
<td>October 24 &amp; 25</td>
<td>2018</td>
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<tr>
<td>Request for Clarification Deadline</td>
<td>October 29</td>
<td>2018</td>
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<tr>
<td>Due Date</td>
<td>November 30</td>
<td>2018</td>
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<tr>
<td>Respondent Interviews (if held)</td>
<td>December 10-20</td>
<td>2018</td>
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<tr>
<td>Best and Final Offers (if requested)</td>
<td>December 20-25</td>
<td>2018</td>
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<tr>
<td>Respondent Selection</td>
<td>December 31</td>
<td>2018</td>
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PROJECT AGREEMENTS

• Lease Agreement(s)
• Subscriber Agreement
• Standard City provisions, including:
  MBE/WBE Goals
  Local Hiring Requirements
  Workforce Development Plan

Further detail provided in RFP Exhibit A and B
SITE VISIT SCHEDULE

October 24
ALL SITES

October 25
ALL SITES

REGISTER TO ATTEND SITE VISITS ON CIT WEBSITE

Signed Waivers Required – RFP: Form 7

10AM - 1PM
Both Days
ComEd is a Technical Advisor on the Project

Has received list of proposed sites

ComEd Interconnection process outline posted on CIT website
Illinois Solar for All
A Commitment to Low-Income Communities

Program Overview
Serving Low-Income & Environmental Justice Communities

» Residential property owners and renters, with an income of 80% or less Area Median income (AMI)

» Nonprofit and Public facilities serving low-income communities

» 25% of incentives to serve Environmental Justice Communities
Program Incentive Categories

- **Distributed Generation**
  - $7.5 million per year
  - 1-4 unit residential buildings
  - 5+ unit residential buildings

- **Nonprofit/Public Facility**
  - $5 million per year
  - Serving nonprofit/public sector facilities

- **Community Solar**
  - $12.5 million per year
  - Installed in low-income communities and/or subscribed to by low-income customers
Illinois Solar for All Incentives & Benefits

» Higher value RECs for qualifying projects paid to Approved Vendors

» Job training requirements to accelerate workforce development

» Minimum allocations that benefit Environmental Justice Communities

» Requirements for no upfront costs and minimum savings for participants
Approved Vendor Requirements

» Illinois Solar for All Approved Vendors must first qualify for the Adjustable Block Program

» Demonstrate community involvement

» Provide a plan for meeting job training requirements

» Abide by consumer protection and marketing requirements

» Ensure no upfront costs and meet minimum savings requirements

» Meet minimum customer savings requirements
Eligibility & Savings Requirements For Community Solar Subscribers

» 80% or less Area Median Income; verified through:
  − HUD Qualified Census Tracts
  − Income-eligible program participation
  − Third-party verification
  − Income tax returns

» 50% minimum savings for qualified subscribers

» No upfront costs
Timeline & Stakeholder Engagement
Timeline & Milestones

Development Launch
October 2018

Comments & Feedback
November 2018 to February 2019

Approved Vendor Registration Launch
February 2019

Program Launch
April 2019
Proposed Comment & Feedback Areas

» Development process

» Approved Vendor Registration
  - Qualifications
  - Registration process
  - Contracts and Disclosures
  - Marketing
  - Business & Marketing Plans

» Environmental Justice Community Methodology

» Grassroots Education Funding

» Project Applications
  - Eligibility & Verification Processes
  - Approved Vendor Performance, Quality Assurance & Remediation
  - Job training Requirements & Verification
  - Lottery/Strategy to prioritize projects during selection
QUESTION AND ANSWER
NETWORKING SESSION