



August 9, 2019

Re: Request for Proposals: Solar Development On National Sports Center Campus

Dear Developer:

The National Sports Center, hereinafter referred to as the “NSC”, is soliciting proposals from qualified firms, partnerships, corporations, associations or professional organizations to design and build a solar photovoltaics system (PV system) on private/state property and provide power to the State facility (See Attached).

Project Overview

The provider will design and install one or more PV system(s) and operate and maintain the system(s) to maximize solar resources for the National Sports Center, taking into account the facility’s electrical demand and load patterns, proposed installation site, installation costs, and other relevant factors.

A. Super Rink

- Design and install Super Rink I & II rooftop solar PV (photovoltaic)
- Install up to 1 MW of Rooftop Solar: bifacial, ballasted system or equivalent
- Acquire the renewable energy credits for the electricity generated
- Operate and maintain the PV system for the term of 20-25 years

B. Landfill

- Design and install ground mounted solar systems
- Install up 4.5MW of ground mounted systems single axis tracker PV system on NSC owned closed landfill
- Acquire the renewable energy credits for the electricity generated
- Operate and maintain the PV system for the term of 20-25 years

C. Soccer Field Site

- Install up to 1 MW of ground mounted single axis tracker PV solar on C3 (63) field on NSC campus
- Acquire the renewable energy credits for the electricity generated
- Operate and maintain the PV system for the term of 20-25 years

D. On-Site Battery Storage

- Ability to store up to 1 MW of Solar produced power on the NSC Campus
- Upgrade and replace technology as new advances become available
- Operate and maintain the storage batteries for the 25-year term

I. Contractor List of Questions

As part of this RFP, NSC is requesting responses to the following questions. These questions are intended to help NSC understand your proposal and will help with negotiations and development of an agreement. Please provide your answers in a separate attachment.

1. What is your experience with managing and permitting this type of solar project?
What is your anticipated schedule for the project? At a minimum provide the anticipated completion date for each Bid item listed above in the solar bid form.
2. Provide a description of any anticipated materials including where solar materials are manufactured as well as a description of solar technology that is being proposed.
3. Provide a description of your anticipated construction sequence within the project site.
4. Provide concerns and suggested modifications to this Request for Proposal.

II. Invitation to Bidders

Proposals shall be submitted in accordance with the following requirements:

Submit to: Danielle Seraphine
Director of Wellness & Sustainability
National Sports Center
1700 105th Ave. NE
Blaine, MN 55449
(763) 785-5641
dseraphine@nscsports.org

Due Date: Friday August 30, 2019 at 4pm

Questions shall be addressed to Danielle at the phone number or e-mail listed above. All proposals shall be bound and submitted in a sealed envelope labeled "Proposal for solar production". Three (3) copies of the proposal shall be provided.

This is an invitation to bid and the project will be awarded on or about September 20, 2019. The award will be made at the Owner's discretion. Upon selection a complete contract agreement will be developed.

Contractor must have a "well managed solar project" including but not limited to the following Best Management Practices:

- Dust, Erosion and Noise control
- Site Security and Access Control including fencing, gating and signage
- Site Safety Plan and site restoration
- Slope Management and Safety
- Record Keeping and Documentation
- Controlled hours of operation
- Appropriate Staging
- Comply with all local, state and federal permits and requirements

Schedule:

Construction allowed immediately following permitting processes. Project completion and Restoration shall be complete by October 31, 2020.

III. Proposed Bid Information

Please provide bid information on each of the line items listed below. The bid represents all work necessary to complete the project for its intended use, including but not limited to: mobilization, insurance and bonding, site preparation, grading, utilities, roof replacement, dewatering, temporary and permanent erosion control, obtaining and complying with permit requirement and local, state, and federal regulations, and other work necessary to provide a finished site that is functional for its intended use. The bid prices will be used to negotiate and develop an agreement between the developer and the NSC. The proposer and NSC each agree that the bid amounts can be modified as part of the negotiation process and that the final contract prices stipulated in the agreement shall govern.

The intent of the "Solar Bid Form" is to obtain estimates from contractors to develop an agreement that will mutually benefit the NSC and the contractor. The NSC will evaluate the proposal and select one or more contractors based on the monetary values, schedule, work to be completed, and other information described in the proposal. The RFP represents the initial step in negotiating and executing a contract for this work.

SOLAR BID FORM

- I. SUPER RINK ROOF SOLAR PROJECT COST** \$ _____
Please enter the dollar amount that the NSC would need to pay to complete this project.
- II. LANDFILL SOLAR PROJECT COST** \$ _____
Please enter the dollar amount that the NSC would need to pay to complete this project.
- III. SOCCER FIELD SITE** \$ _____
Please enter the dollar amount that the NSC would need to pay to complete this project.
- IV. SOLAR STORAGE** \$ _____
Replacement of on-site diesel generators with Up to 1MW of Battery storage.
- V. SOLAR TAX CREDITS** \$ _____
- VI. IN-KIND CONTRIBUTION** \$ _____
Value of in-kind contributions made by the Developer to the NSC.
- VII. SPONSORSHIP CONTRIBUTION** \$ _____
The NSC is a non-profit corporation that seeks annual contributions of private business to support amateur sports in the State of Minnesota.
- TOTAL NSC PROJECT COST** \$ _____

The National Sports Center may consider direct ownership business models. Proposals may include financing and non-NSC ownership models, including but not limited to a Power Purchase Agreement (PPA), 3rd Party Ownership financing model.