

## REQUEST FOR PROPOSALS

Kent State University will accept separate sealed proposals from **Solar Power Developers** for the development and operation of turnkey large solar photovoltaic systems potentially located at seven (7) Kent State University Regional Campuses: Ashtabula, East Liverpool, Geauga, Salem, Stark, Trumbull, and Tuscarawas. The majority of the arrays are proposed for ground mount, single axis tracking; East Liverpool may be rooftop or parking lot canopy systems. Proposals for this **Solar PV Power Purchase Agreement (PPA) Contract** will be accepted until **2:00 P.M. local time on Friday, May 24, 2019**. Proposals WILL NOT be accepted afterwards under any circumstances. The proposals will be opened and confirmed for completeness only at the Office of the University Architect, Suite 101 Harbour Hall, 615 Loop Road, Kent State University, Kent, OH 44242; analysis period will follow, for furnishing the material and performing the labor for the execution, providing the preventative maintenance during the PPA term, construction and operation of:

**PROJECT NO. KSU-19L806**  
**SOLAR ENERGY POWER PURCHASE AGREEMENT**  
**REQUEST FOR PROPOSAL, 7 REGIONALS**  
**KENT STATE UNIVERSITY**

**ASHTABULA, EAST LIVERPOOL, GEAUGA, SALEM, STARK, TRUMBULL AND TUSCARAWAS CAMPUSES**  
**ASHTABULA, COLUMBIANA, GEAUGA, STARK, TRUMBULL AND TUSCARAWAS COUNTIES**

Proposals will be received for:

**Renewable Energy Systems Design-Build Contract - Power Purchase Agreement** – Install, own, maintain and operate the systems (PPA), in accordance with O.R.C. 3345.61, .62, .63 and 3345.65. Basic scope: Ground mounted, fixed mount or single axis tracking, solar PV installations on sites of six (6) Regional Campuses and rooftop or canopy solar PV systems at East Liverpool Campus. Preferred maximum 20 year total PPA Contract, but will consider longer contracts to maximize savings over grid supplied electric power. All proposals shall be valid for ninety (90) days subject to action by the University.

**Limited Scope Service Agreement and Energy Production Guarantee** - Minimum term until the conclusion of the PPA Contract period, project wide Limited Scope Service Agreement for the deployed solar PV systems, including an energy production guarantee for the system implemented in the Performance Contract. Developer will retain rights to SRECs.

All Proposers *are strongly encouraged to attend* all of the **Pre-Proposal Meetings and Site Tours**:

1. **Monday, April 15, 2019:**

**Ashtabula Campus** 3300 Lake Road West, Ashtabula, Ohio 44004 (in Ashtabula County)  
Classroom Building, Oak Room B102, 10 am with 2 hours onsite.

**Gauga Campus** 14111 Claridon-Troy Road, Burton, Ohio 44021 (in Geauga County)  
Allied Health Classroom Room 105-A, 2:30 pm with 1 hour onsite.

2. **Thursday, April 18, 2019:**

**East Liverpool Campus** 400 East 4<sup>th</sup> Street, East Liverpool, Ohio 43920 (in Columbiana County)  
Purinton Hall Snack Bar-Lounge 202, 9:30 am with 1.5 hours onsite.

**Salem Campus** 2491 State Route 45, Salem, Ohio 44460 (in Columbiana County)  
Library Group Conference Room 108B, 12:30 pm with 1 hour onsite.

**Trumbull Campus** 4314 Mahoning Avenue NW, Warren, Ohio 44483 (in Trumbull County)  
Classroom Building Room 233, 2:30 pm with 2 hours onsite.

3. **Friday, April 19, 2019:**

**Tuscarawas Campus** 330 University Drive NE, New Philadelphia, Ohio 44663 (in Tuscarawas County)  
Founders Hall, Business Area Room G101-103, 9:30 am with 2 hours onsite.

**Stark Campus** 6000 Frank Avenue NW, North Canton, Ohio 44720 (in Stark County)  
Main Hall, Conference Room CR1, 1:30 pm with 2 hours onsite.

4. **Site Tours:** Immediately following the gathering/Pre-Proposal meetings there will be a project site tour to familiarize potential proposers with building locations, array areas, connectivity and campus layout. **This will be the best opportunity to physically view the proposed site without making special arrangements. It is expected that the appropriate percentage of Work shall be completed by Tuesday, December 31, 2019, to maximize the Federal Investment Tax Credits etc. following authorization to proceed.** Selection of successful Best Value Developer expected approximately Friday, May 31, 2019.

The Proposer must include their Surety's backing letter to support the Proposer's bonding capabilities in reference to Performance and Payment Bonds covering 100% of the amount of their Proposal.

Ohio Prevailing Wages and Ohio Equal Employment Opportunity requirements are applicable to this Project.

This Project is subject to the State of Ohio's Encouraging Diversity, Growth, and Equity ("EDGE") Business Development Program. The Proposer is required to submit with their Proposal certain information about the EDGE-Certified Business Enterprise(s) participating on the Project with the Proposer. Refer to subparagraph 1.2.1.2 of the Instructions to Proposers. The **EDGE Participation Goal for the Project is five percent (5%)**. The percentage is determined by the contracted value of goods, services, materials and labor that are provided by EDGE-certified business(es). The participation is calculated on the total amount of the awarded contract. For more information about EDGE, contact the State of Ohio EDGE Certification Office at <https://das.ohio.gov/eod>, or at its physical location: 4200 Surface Road, Columbus, Ohio 43228; or by telephone at 614-466-8380.

The Proposer must document by attachment to their Proposal Form the locations where their services will be performed in the spaces provided in accordance with the requirements of Executive Order 2019-12D related to providing services only within the United States of America. Failure to do so may cause the Proposal to be rejected as non-responsive.

**Domestic Steel Use Requirements as specified in Ohio Revised Code Section 153.011 apply to this Project. Copies of Ohio Revised Code Section 153.011 can be obtained from any of the offices of the Ohio Department of Administrative Services.**

Proposers are encouraged to be enrolled in and to be in good standing in a Drug Free Safety Program ("DFSP") approved by the Ohio Bureau of Workers' Compensation ("OBWC") prior to submitting a Proposal and provide on their Proposal Form certain information relative to their enrollment in such a program; and, if awarded a Contract, shall comply with other DFSP criteria described in General Conditions Paragraph 1.6 – Drug Free Safety Program Participation.

**Technical questions should be referred to: Robert Misbrenner, Kent State University, Office of the University Architect, Suite 101 Harbourt Hall, 615 Loop Road, Kent State University, Kent, OH 44242 in writing (e-mail preferred), E-mail: [rmisbren@kent.edu](mailto:rmisbren@kent.edu), Telephone: 330- 672-9653; FAX: 330-672-2648. Deadline to submit questions: noon, Friday, May 3, 2019.**

Request for Proposal Documents will be available on Friday, March 29, 2019, and may be purchased by Proposers only at their expense from ARC Planroom, 3666 Carnegie Avenue, Cleveland, Ohio 44115, telephone: 216-281-1234. For set cost information and details, search for the Public Projects in Ohio link at the following Web site: <https://order.e-arc.com/arcEOC/ARCPanRoom.aspx#>. Proposers will be required to purchase the complete set; no partial sets will be issued prior to the receipt of the Proposals and the award of the Contracts.

The University reserves the right to reject any or all proposals.

Michael E. Bruder, Executive Director, Facilities, Planning and Design  
Office of the University Architect  
Kent State University  
Kent, Ohio 44242-0001

Advertised One Time Only:  
The Star Beacon – Friday, March 29, 2019  
Morning Journal – Friday, March 29, 2019  
The Tribune Chronical – Friday, March 29, 2019  
Salem News – Friday, March 29, 2019  
The Repository – Friday, March 29, 2019  
The Times Reporter – Friday, March 29, 2019

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