



**CITY OF EAST PROVIDENCE
PLANNING DEPARTMENT
REQUEST FOR QUALIFICATIONS
RFQ EP23/24-08
DEVELOPMENT OF THE HUNT'S MILLS HYDROPOWER FACILITY**



**ISSUED BY
THE CITY OF EAST PROVIDENCE, RI**

Date issued: January 25, 2024

I. Introduction

The City of East Providence seeks a qualified development partner to enter into a development agreement to construct a hydropower facility at Hunt's Mills as a turnkey operation to be further negotiated by a power purchase agreement or a lease agreement. The development partner must have experience in public-private development ventures. The overall objective is to have a hydropower plant operating at Hunt's Mills that meets all federal and state regulations, and the needs of all stakeholders. Firms responding to this RFQ are encouraged to expand upon and refine the scope of work identified in section IV, or suggest alternative approaches to a public-private partnership arrangement based upon the firm's experiences with other successful projects of similar nature.

II. Background

Currently located at the Hunt's Mills dam is a stone building with a unique architectural design known as the "Hunt's Mills Pump House" that has an existing dynamo, turbine, pumps, and switching equipment that was used to produce electricity from the late 1930s to October 1970. In September 2010, the City hired the Essex Partnership by using a combination of ARRA and Rhode Island Economic Development Corporation (RIEDC) funds to complete a feasibility study of the Ten Mile River that explored the possibility of generating hydropower from three dams owned by the City: the Turner Reservoir dam, Hunt's Mills dam and Omega Pond dam. The feasibility study concluded that depending upon minimum flow requirements, redevelopment of the Hunts Mill site could produce between 500 and 1,200 megawatt hours (MWH) of energy per year on average at an estimated cost ranging from \$3.3 million to \$4.0 million. Assuming a "middle of the road" solution to the minimum flow issue, the project would yield a 5% cash-on-cash internal rate of return (IRR). The feasibility study further concluded that financing the project with low cost, long-term debt increases the IRR to 6% and produces over \$350,000 of net present value benefits (NPV) over a 20-year study period, see the Ten Mile River Hydropower Feasibility Study, dated May 2011.

Following the completion of the feasibility study, the City Council authorized the Planning Department to submit a Federal Energy Regulation Commission (FERC) preliminary permit, which was prepared by the Essex Partnership and submitted to FERC in February 2012 (FERC Project No. 14306). On February 8, 2012 the City was granted a FERC preliminary permit, effective for a period of 36 months and comments were received from the Department of the Interior, State Historic Preservation Office, the John H. Chafee Blackstone River Valley National Heritage Corridor, Coastal Resources Management Council and the Army Corps of Engineers. The John H. Chafee Blackstone River Valley National Heritage Corridor and Department of the Interior expressed concerns of impacts to the historic resources, water quality and fish passage. In March 2013, the preliminary permit was cancelled by FERC due to a lack of progress by the City.

III. Proposed Hydropower Facility

At this early stage it is assumed that the project will consist of: (1) an existing 175-foot-long Hunt's Mill dam that includes a 10-foot-high curved stone masonry spillway; (2) an existing 32-

acre impoundment with 140 acre-feet of storage capacity at elevation 33.5 feet North American Vertical Datum of 1988; (3) a newly constructed or refurbished powerhouse; (4) a new or refurbished vertical Francis turbine/generator with total hydraulic capacity of 100 cubic feet per second and total installed generating capacity of 0.3 megawatts connected to a rehabilitated or new penstock; (5) a rehabilitated intake with new downstream fish protection measures; (6) an existing 900-foot-long open tailrace channel; (7) an existing switchyard with interconnected transmission line located at the existing powerhouse; and (8) appurtenant facilities. The estimated annual generation of the Hunt's Mill Dam Project would be 0.85 gigawatt-hours. There are no federal or state lands associated with the project. The Hunts Mill Dam and associated features as well as property adjacent to the dam are owned by the City. This project is focusing on the Hunt's Mills dam only as this location was identified in the feasibility study as the most financially feasible. Respondents may also examine the potential of the Turner Reservoir dam where financial feasibility may be better than originally estimated under current renewable energy legislation.

IV. Scope of Work

1. Minimize the City's financial exposure for redevelopment through a partnership while at the same time participating in the creation of a valuable power generation facility;
2. Complete a project which will serve as a model of sustainable development and provide a public benefit;
3. Prepare and submit a FERC Preliminary Permit;
4. Seek and apply for funding that may include loans and grants that are dedicated to increasing the role of renewable energy throughout the state;
5. Consult with federal and state fish, wildlife, water, cultural and recreational resource agencies to obtain information regarding potential project effects, identify potential protection and enhancement measures, and ensure the protection of the diadromous fish in Ten Mile River;
6. Consult with appropriate state and federal resource agencies, conduct all reasonable studies requested by the agencies and solicit comments from the agencies before they are filed;
7. Conduct consultation and study development leading to the development of a license application;
8. Submit progress reports to FERC no later than the last day of each six-month period from the effective date of a preliminary permit;
9. Complete final engineering and construction documents for the project including turbine, buildings, powerlines, substations, etc.;

10. Seek a Power Sale Agreement and an interconnection with RI Energy;
11. If appropriate, submit an application to the Rhode Island Renewable Distributed Generation Standard Contract Enrollment or enter into a remote net-metering agreement;
12. Oversee and monitor all aspects of equipment orders, site development, construction and testing/startup of the hydropower facility;
13. Renovate and maintain the Pump House to serve as a hydropower facility.

V. Project Schedule

Provide a schedule for the completion of the project that identifies all major tasks necessary for the development of a hydropower facility.

VI. Submission Requirements

One (1) original, five (5) paper copies and an electronic version placed on a flash drive must be submitted in a sealed envelope to East Providence City Hall, Controllers Office, Room 103, Attn: Jessica Lamprey, Procurement Specialist, 145 Taunton Ave., East Providence, RI 02914 no later than **Thursday, February 22, 2024 at 11:00am**. Responses to this RFQ shall include the following information:

Qualifications Statements

1. Name of firm(s) and principals comprising the development team.
2. Business address, including city, state, zip code and phone/fax number.
3. Indicate whether or not incorporated. If so, when?
4. If not incorporated, name of owner(s).
5. Have you ever defaulted on a contract? If so, where and why?
6. A minimum of 3 references (name, company, email and phone number).
7. Description of the background and relevant experience of the firm or firms if a joint venture, along with any sub-consultants to be employed. Description of the background and experience of the designated project manager and other personnel who will actually participate in the project, including a description of the function of each designated participant and their projected time commitments.

Project Outline

1. A narrative that describes the private-public partnership.

2. Suggested approaches to financing including potential private and public funding sources.
3. Conceptual fiscal impact analysis demonstrating economic and financial benefits.
4. Project timeline, see section V above.
5. Conceptual site plan of hydropower facility that includes, but not limited to the location of turbine intake, discharge points, bypass reach, powerhouse and tailrace.

VII. Selection Process and Criteria

Proposals will be reviewed by the City Solicitor, Director of Public Works and Director of Planning and Economic Development. The review team will provide a recommendation on the selected development partner to the East Providence City Council which will render a final decision. The selected development partner will be expected to enter into a Memorandum of Understanding (MOU) with the City which outlines respective responsibilities and commitments of each party.

The following criteria will be used to evaluate the responses to this RFQ.

1. Qualifications of the firm or development team. Please list projects and dates.
2. Qualifications of individuals to be assigned to the project, along with professional recommendations.
3. Proven history of sound financial management.
4. Demonstrated access to private capital and experience with renewable energy financing tools.
5. Ability to work effectively with municipal government, particularly in public-private partnerships.
6. Financial, economic and community benefits of project proposal.
7. Response of references.
8. Demonstrated ability to complete project on a timely basis, in particular meeting IRS project completion requirements for access to Investment Tax Credits and other Federal and State renewable incentive programs.

VIII. GENERAL CONDITIONS

1. The City reserves the right to reject any and all proposals, to waive any informality, and to select and negotiate management services in the best interest of the City.
2. The City reserves the right to accept all or part of any proposal, and to negotiate a contract for services and cost with the selected development partner.

IX. CITY CONTACTS

Any questions of a technical nature regarding this RFQ may be directed to:

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X. ADDENDUM

Addendum to this RFQ are as follows:

Ten Mile River Hydropower Feasibility Study. Prepared by the Essex Partnership, dated May 2011.