

Request for Proposals for Solar PV PPA
at the Oak Brook Park District Family Recreation Center

The Oak Brook Park District ("District") is accepting proposals for Solar PV PPA providers ("Service Provider") at the Family Recreation Center located at 1450 Forest Gate Road, Oak Brook, IL 60523.

Specification Documents may be obtained beginning Friday June 20, 2025 at the Administrative Office of the District's Family Recreation Center, 1450 Forest Gate Road, Oak Brook, IL 60523, Monday - Friday, 9:00 a.m. – 5:00 p.m., or in PDF Format anytime at the District's website: <https://www.obparks.org/bids-rfps>

Each Proposal must be submitted electronically to **tonyj@generalenergycorp.com**. Please Cc: **bjohnson@obparks.org** on all email submittals. Proposals will be received until 2:00pm CST on Wednesday July 9, 2025. Late proposals will not be considered.

The Oak Brook Park District Board of Park Commissioners reserves the right to waive all technicalities, to accept or reject any or all proposals, to accept only portions of a proposal and reject the remainder without disclosure for any reason. Failure to make such a disclosure will not result in accrual of any right, claim or cause of action against the Oak Brook Park District by any Service Provider submitting a proposal.

Proposals shall not include federal excise tax or state sales tax for materials and equipment to be incorporated in, or fully consumed in the performance of, the work. An Exemption Certificate will be furnished by the Oak Brook Park District on request of the Service Provider selected for the Solar PV PPA.

The Service Provider selected will also be required to comply with all applicable federal, state and local laws, rules, regulations and executive orders including but not limited to those pertaining to equal employment opportunity.

The District encourages women and minority business firms to submit proposals and encourages Service Providers to utilize minority businesses for supplies, equipment, and services.

Laure Kosey, Executive Director
Oak Brook Park District

Oak Brook Park District Solar PV PPA Request for Proposals

Project: Presented By General Energy Corp.

Project: Oak Brook Park District Rooftop Solar PV at The Family Recreation Center (FRC)

I. Introduction

The Oak Brook Park District (the District) is soliciting proposals for a Power Purchase Agreement (PPA) from qualified solar PPA providers for The Family Recreation Center (FRC) project located at 1450 Forest Gate Road, Oak Brook, IL 60523. The District's DUNS is #06-948-1646 and is annually audited by the independent CPA firm Lauterbach & Amen, LLP. The District's most recent financial audit information is posted online at <https://www.obparks.org/sites/default/files/pdf/annual-report/Oak-Brook-Park-District-ACFR-24.pdf>. The aim of this solicitation is to procure a PPA with suitable terms and conditions between the District and solar investment company.

Belden Energy Solutions Inc. is serving as the District's energy advisor who will provide proposal analysis to all RFP submittals and recommendations to the Board.

II. Project Information

Utility Provider: ComEd

Project Size: 606 KW dc

Annual Utility Consumption at The FRC: 1.031 million kWh

Offsetable Rate: \$0.075 kWh for 3rd party electric supply through June 2026; approximately \$0.06 for utility DST

First Year Production Estimate: 656,000 kWh

All-inclusive Solar PV Project Cost: \$1,193,813 or \$1.97/Watt

The solar project cost provided encompasses a full turnkey solution, inclusive of the following scope:

Design and Engineering:

- Electrical and Structural design, alongside any other requisite engineering efforts.
- Permit Acquisition
- Coordination and procurement of all necessary permits with relevant jurisdictions.
- Utility Transformer and Interconnection Upgrades
- Ensuring enhanced utility interfacing and successful interconnection through requisite upgrades.
- Interconnection Documentation
- Management and submission of interconnection documentation, ensuring approval from pertinent entities.

SREC Paperwork and Management in Illinois Shines:

- Comprehensive handling of SREC paperwork, inclusive of application fee and collateral deposit submissions.
- Management of SRECs throughout the 15-year span.

Material Provision:

- Inclusive of all primary materials such as modules, inverters, racking, and all balance of system (BOS) components.

Metering and Monitoring Systems:

- Installation and management of metering and monitoring systems to ensure optimal function and reporting of the solar installation.

AC/DC Electrical Installation:

- Thorough installation of all AC/DC electrical systems pertinent to the solar setup. This project will comply with applicable prevailing wage regulations.

Commissioning:

- Oversight and completion of the commissioning process to assure the solar system is fully operational and adherent to all specifications and regulations.

Solar Layout:

Attached

III. PPA Requirements

We are seeking a 20-year Power Purchase Agreement, but the District is also open to a shorter(15-year) contract term. Providers should submit proposals for both 15 and 20-year terms with pricing, specifying:

- PPA rate (\$/kWh) for each term length offered by your company
- Annual escalator (if any) with a strong customer preference for 0% escalation
- Draft Agreement Terms and Conditions between the District and your company
- Draft Agreement Terms and Conditions between General Energy Corp (EPC of record) and your company
- Maintenance/operation details, monitoring and reporting capabilities, and performance guarantees if not included in the draft Agreement.

IV. Proposal Submission Guidelines

Proposal Deadline: July 9, 2025 2:00 PM CST.

Proposals should include:

- A PPA quote subject to the successful negotiation on contract terms and conditions. Provide a list and explanation of any additional costs that could be billed to customer that are not covered in the PPA rate.
- A brief company overview, including experience in ComEd territory, team qualifications, and financial stability.
- A minimum of three similar reference projects, showcasing your track record in successfully deploying similar projects.
- Proposed payment schedule to the solar EPC firm.
- Warranty, insurance, and performance guarantee details.
- Provide details regarding maintenance and monitoring of the solar installation.
- List out any equipment substitutions that differ from General Energy's specifications.
- Provide details how bidder will accommodate the potential September sunseting of Federal ITCs for this project. Provide contingencies to address IRS "start of construction" criteria.

V. Evaluation Criteria

- Proposals will be evaluated based on the following criteria:
- Total PPA unit rate for 20-year or alternate 15-year term
- Contract terms and conditions that meet the requirements of the Oak Brook Park District
- Provider's experience and track record
- Financial stability of the provider
- Contract terms and accelerated payment schedules to the EPC.
- Ability to meet and exceed Safe Harbor requirements protect access to applicable Federal ITCs.

VI. Contact Information and Deadline for Submittals

For additional information related to this RFP, please contact:

Tony Jaswal, EVP
General Energy Corporation
tonyj@generalenergycorp.com
224.456.0715

All proposal documents should be submitted electronically to tonyj@generalenergycorp.com and bjohnson@obparks.org no later than 2:00 PM CST on July 9, 2025. Late proposals will not be considered.

VII. Project Timeline

July 2025

Select solar investment company and execute a Letter of Intent to start due diligence
Engage District's attorney to review PPA contract documents
Provide financial information as part of due diligence
Undertake any structural evaluations or additional technical reviews
Submit Interconnection Agreement application to ComEd
Finalize executable PPA documents for Board approval

August 2025

Board approves PPA agreement
GEC reviews final project materials list and starts placing equipment orders
GEC coordinates building permits for solar installation application
Obtain Safe Harbor status in compliance with IRS definition of “start of construction”
Interconnection approval by ComEd

September 2025 Pre-Construction Activities

Finalize design and engineering drawings
Submit construction permit application to applicable parties
Submit Solar Renewable Energy Credit (SREC) application to Illinois Power Agency

October 2025 Start Physical Construction Phase

Jobsite and project analysis
Solar system installation
Update As-Builts
Initiate electrical connections to distribution panel
System monitoring program setup
System troubleshooting and commissioning
Schedule system inspection for applicable building permit approval

May - June 2026 Post Construction and Administrative Activities

Certificate of completion
Submit final Interconnection application
Submit Net Meter application to ComEd/Energy Supplier
Submit Utility Inverter Rebate application to ComEd
Project closure