



CITY of ANTIGO - REQUEST FOR PROPOSALS

The City of Antigo, Wisconsin, will accept sealed PROPOSALS for the service of a:

SOLAR POWER DEVELOPMENT PROJECT

Proposal information will be available on the city website at the following address:

www.antigo-city.org

Please refer any questions to the Director of Administrative Services, Mark A. Desotell, P.E.

700 Edison Street, Antigo, Wisconsin 54409.

Telephone: 715.623.3633 extension-155 or e-mail: madesotell@antigo-city.org

Proposals will only be accepted through the City's platform '**Vendor Registry**'. You may register for the program at www.antigo-city.org.

Proposals will be publicly opened on April 22, 2021 at 11:00 a.m. at City Hall's Public Works office, 700 Edison Street, Antigo, Wisconsin.

Developers **do not need** to be present for the opening of the proposals. Information regarding proposals may be obtained by contacting the Director of Administrative Services at the above listed contact information.

The City of Antigo reserves the right to reject any or all proposals and to accept the proposal deemed most advantageous to the City.

www.antigo-city.org



GENERAL SUMMARY:

- RFP Response Title: Solar Power Development @ Hwy 64/Hogan Street
- Deadline for Submission: Thursday, April 22, 2021 at 11:00 a.m.
- Submit to: City of Antigo, 700 Edison Street – Antigo, WI 54409
- Labeling: All sealed submissions to include the description on the envelope stating “**Solar Power RFP**” and should include the Developer’s name/address/contact info

INTRODUCTION:

The Antigo City Council seeks proposals from qualified solar panel developers for the improvement of +/- 40 acres of vacant City-owned property located along the west side of Hogan Street north of the Mendlik Avenue intersection. An additional +/- 14 acres of vacant City-owned land is potentially available for the same purpose and is located east of Hogan Street between Pierce and Mendlik Avenues. The development may cover the entire +/- 40 to 54 acres or any part thereof. The project should complement the surrounding environment while meeting the community’s needs.





DISCLOSURE:

This Request for Proposals (RFP) is being furnished by the City of Antigo (City) for the recipient's convenience. Any action taken by the City in response to submissions made pursuant to this RFP, or in making an award or failure or refusal to make any award pursuant to such submissions, or in any cancellation of awards, shall be without any liability or obligation on the part of the City and its employees, officers or members of Council and/or its Committees.

At its discretion, the City may at any time withdraw this RFP, may accept or decline any submissions, and may waive any abnormality if the City deems appropriate by determining it is in the City's best interest. The City has the ability to determine the responsiveness and acceptability of any submitted proposal.

It is the responsibility of the Developer to fully understand and interpret all applicable City of Antigo ordinances and building codes when preparing and submitting the proposal. Prospective Developers should be aware of the City's review and approval process for development within the applicable zoning districts. The City is not liable for the Developer's misinterpretation of any City policies or ordinances. The City makes no guarantees that any submission, which conforms to the requirements of this RFP, will be selected for consideration or approval.

The City and the selected Developer will be bound only if and when a submission, as same may be modified, and any applicable definitive agreements and budgetary authorizations pertaining thereto, are approved by the City of Antigo Common Council and then only pursuant to the terms of the definitive agreements executed among the parties. The document typically utilized between the parties will be defined as a Developer's Agreement.

SITE DESCRIPTION:

The +/- 40 acre parcel is currently zoned I-2 (General Industrial District) with an additional +/- 14 acre site zoned as I-1 (Limited Industrial District). Zoning will be submitted for adjustment as necessary through the Committee/Council process and as identified in a Developer's Agreement allowing for the anticipated development. Please refer to the City of Antigo's GIS mapping and zoning ordinances (including Chapter 14 – Land Use Regulations) regarding setbacks, land uses, permitting, conditional uses, parking, landscaping, storm-water management and etc. which can be accessed on the City's website www.antigo-city.org



DEVELOPMENT GOALS:

The City is offering this site for the consideration of a solar panel power generation facility. The development needs to be considerate of the potential development of housing units (ranging from single-family residences to multi-family apartments currently under consideration through a separate RFP being generated by the City of Antigo. The proposed housing is identified as being located on a +/- 8.25 acre parcel located immediately north of the City's Remington Detention Pond and west of Hogan Street.

The Developer should describe how they will incorporate (in an aesthetic manner) their proposed project in conjunction with any potential housing initiative by the City. The Developer must work cooperatively with the City regarding any impacts from a proposed Bike/Pedestrian walkway being developed by the City around the Remington Detention Pond and northward to the City's Dog Walk Park. This effort is being funded through a Wisconsin DOT Transportation Alternatives Program (TAP) grant with a construction deadline of 2026. Planning/Design is anticipated to proceed in 2021/22.

LEASE or PURCHASE PRICE for the LAND:

The City is proposing to either enter into a lease arrangement with a prospective Developer and/or requires a minimum purchase price by the Developer of \$6,000 per acre. Developers are required to identify their actual proposed lease terms and/or purchase price per acre within their proposal. Interested Developer's may respond to this RFP with both a lease and a purchase price alternative for the City's consideration. The City reserves the right to further negotiate the purchase price after the submission of proposals with the prospective Developer as part of an overall Developer's Agreement.



THE CITY WILL NOT BASE ITS DECISION SOLELY ON THE PROJECT VALUE OR THE PURCHASE PRICE. OTHER FACTORS INCLUDE BUT ARE NOT LIMITED TO:

- Similar development(s) completed by the Developer including references
- Total years of the Developer's operational experience in this market
- Projected marketing of power sales created by the proposed development
- Design concept and materials types utilized for longevity of investment
- Timeline for completion
- Tax base/assessment projections & overall economic impact of the project
- Expertise of the project team and demonstrated success in other municipalities
- Proposed utilization of local workforce/trades during construction
- Management plan for the facility
- Additional factors listed in the RFP

PROPOSAL REQUIREMENTS:

1. Summary of the Developer's Background
2. Summary of the Proposed Development
3. Development Team
 - a. Personnel assigned to the project
 - b. Roles and responsibilities of the team members
 - c. Expertise and related experience of the firm & development team
 - d. Projected use of local contractors and professional trades



4. Proposed Development
 - a. Conceptual site plan layout
 - b. Conceptual maintenance roads and type of security fencing
 - c. Projected life-span of the project
 - d. Total value of project
 - i. Construction investment
 - ii. Projected assessed valuation

5. Project Timeline, Marketing & Long-Term Management Plan
 - a. Developer to describe any phased development projections
 - b. Initial phase to identify number/type of solar units
 - i. Future Phase(s) to be identified for number/type of units/schedule
 - c. Detailed project schedule for Phase 1 construction
 - d. Marketing approach for Phase 1
 - e. Management plan for completion of Phase 1 and for future Phase(s)
 - f. Timeline for any projected additional phase(s)
 - g. Identified plan and escrow to assure site remediation at end of useful life

6. Financials
 - a. Explain the Developer's financial strategy (including sources and utilization of funds) and demonstrate project feasibility. Explain any grants, loans or financial assistance programs being sought. Describe the Developer's overall experience with such programs, grants and loans.
 - b. Describe any financial or infrastructure assistance needed from the City

7. Additional Information
 - a. Provide examples of similar development projects and municipal contacts
 - b. Summary of the overall economic impact and tangible benefits for the City including tax base generation by Payment in Lieu of Tax (PILT)

In addition to the evaluation of the proposals, the Common Council, its Committees and/or City staff may conduct interviews with Developers. It is anticipated that a summary presentation will be made by the Developer to the City at the appropriate time.



Antigo

"Antigo Area on the go"

