



# Corrections and Community Supervision

## Request for Information

### Distributed Photovoltaic Solar Generating Facilities

March 17, 2015

Distributed Photovoltaic Solar  
Generating Facilities  
Request for Information

## 1. Purpose

In the furtherance of Governor Cuomo's vision for a cleaner and more sustainable New York, and to realize the economic benefits available from public - private partnerships, this Request for Information ("RFI") solicits responses and feedback from solar developers, the solar industry, government agencies, and any other stake holder to questions presented in this document related to the development of a privately developed, owned and operated photovoltaic solar generating facilities ("SGF") located on public lands.

The Contract Procurement Unit ("CPU") for the New York State Department of Corrections and Community Supervision, (hereafter "DOCCS", or the "Department") seeks to compile information for the development of three (3) distributed photovoltaic ("PV") solar power generating facilities on land under the jurisdiction of DOCCS. Specifically, each SGF will be installed on vacant lands adjacent to or near the Eastern and Ulster Correctional Facilities (hereafter "Eastern"), the Great Meadow and Washington Correctional Facilities (hereafter "Great Meadow"), and the Green Haven Correctional Facility (hereafter "Green Haven").

It is the intent of this RFI to acquire information that will assist with the evaluation of potential options for the development of an SGF installed, owned, operated and maintained by one or more solar developers under contract to DOCCS, on land(s) leased to the developer by the State of New York. The electrical energy generated will be net metered and sold to DOCCS in sufficient quantities to meet most of each host facility's annual kWh needs, at a reduced rate, subject to a 20 year power purchase agreement.

This RFI is an inquiry only. No contract or agreement will be made based on the results of this RFI.

**This RFI is not a formal procurement or represent a commitment to issue a Request for Qualifications ("RFQ") or Request for Proposals ("RFP") in the future.**

A separate RFP may be released at a later date based upon the information received in response to this RFI. Responding to this RFI is entirely voluntary and will in no way affect the Department's or the Commissioner's consideration of any proposal submitted in response to a subsequent solicitation via a Request for Proposal.

"Any and all information obtained as a result of the Request of Information (RFI) may ultimately be used all or in part for the formation of a Request for Proposal (RFP)."

## 2. Background

DOCCS is responsible for the confinement and habilitation of approximately 53,000 individuals under custody held at 54 state facilities and 36,000 parolees supervised throughout seven regional offices.

The three Correctional Facilities selected for consideration; Eastern, Great Meadow, and the Green Haven Correctional Facilities have lands adjacent to each facility suitable for development of the SGF sites. A sum total of approximately 665 acres of land is available for development across all three locations.

The following general information is provided;

Attachment 1 – Electrical Usage Requirements at each proposed SGF Site

- Great Meadow and Washington CF usage combined as Great Meadow-Washington CF
- Eastern and Ulster CF usage combined as Eastern-Ulster CF
- Green Haven CF usage

Attachment 2 - Available Acreages for Potential Solar Sites

Attachment 3 – Potential Known Site/Utility Conflicts

Attachment 4 – Aerial photos of Available Acreage at the Eastern, Great Meadow and Green Haven Correctional Facilities

The list of available acreage and aerial photos depicting the available acreage are subject to change at DOCCS discretion.

The developer shall hold DOCCS harmless from any and all costs and liabilities related to the installation and operation of the SGF system(s).

## 3. Information Requested

This RFI has been issued for the purpose of gathering information regarding the development and operation of three (3) photovoltaic solar generating systems by a private entity, or entities, on vacant lands owned by the State of New York at three (3) prison sites in the eastern portion of the state.

The following shall be the minimum requirements for purposes of this informational solicitation:

### A. General Experience

- 1) What experience and qualifications does the respondent have in developing commercial grade projects greater than 100 kW?

- 2) What experience does the respondent have with developing SGF on public property?
- 3) What experience does the respondent have working with State or Federal government?
- 4) Does the respondent have experience with, and the capability of entering into a 20 year power purchase agreement?

#### B. Proposed System Design

- 1) What is the recommended installed capacity, expressed in kW or MW, of the photovoltaic solar system at each location?
- 2) Is there a specific PV solar technology that performs better than others?
- 3) What PV solar panel manufacturer and product does the respondent recommend?
- 4) What is the operating history and expected life of the PV system proposed to be installed by the respondent?
- 5) What are the top three (3) performing PV panels in the industry?
- 6) What is the recommended system physical configuration; number of solar panels, arrangement, stationary or tracking mounted?
- 7) How would the respondent connect to DOCCS and the local utility companies' electrical system?
- 8) Will energy storage be necessary and if so, describe it; type of storage units, size, quantity, required space and distance from system, any buildings required, potential dangers?
- 9) Will Smart Technology and/or devices be used in the design, operation or monitoring/control of each system? Describe the technology.
- 10) What is the generation profile expected based on renewable resource and/or actual operations.
- 11) What is the projected energy supplied at the delivery point on an annual, monthly and an hourly basis for a representative week during each month?
- 12) Provide historical data where available. List products to be delivered (could include energy, RECs and capacity).
- 13) Comparable Operational projects – commercial operation date, record of performance, and percentage sold to the buyer compared to the utility grid on a long term basis.

#### C. System Configuration and Delivery

- 1) What are the advantages and disadvantages of one large singular site versus multiple sites packaged together into one project?
- 2) What delivery methods are available for this Project? What are the advantages of each delivery method? What are the disadvantages of each delivery method? Which delivery method does the respondent prefer and why?
- 3) If multiple sites were packaged together, then what are the possible packaging options?

What are the advantages and disadvantages of each option? Which option does your firm prefer? Some possible packaging options may include:

- i. Total project capacity as single award
  - ii. Bidding blocks (e.g., with each respondent proposing a minimum of 1MW)
  - iii. Allow bidders to “cherry pick” the list
  - iv. Quote each facility/site separately
  - v. Group into blocks by system types and sizes, by building types & sizes, by financing mechanism, by geography, etc.
  - vi. Include a minimum system size (e.g., 100 kW or 250kW)
- 4) What are the key success factors facilitating and barriers impeding success that would make delivering a solar energy project more or less likely in New York State?
  - 5) What information would a private developer require in order to facilitate project development?
  - 6) Based upon the information provided in this RFI, what type of site defined by location, size and other relevant characteristics presents the best opportunity for placement of a solar energy project in New York and why?
  - 7) How should sites be pre-qualified for bid without the time and expense of detailed engineering at each site? What site assessment tools or qualifiers should be utilized?
  - 8) What are the expected operation and maintenance needs of the system?
    - i. Regular service schedules? Daily, weekly, monthly, annually?
    - ii. Emergency response times? Hourly, daily, weekly?
    - iii. Any anticipated overhauls and/or replacements?
    - iv. What actions and response should be expected in the event of a major event, i.e. hail storm, wind storm, heavy snow causing damage to the panels and system?

#### D. Financial

- 1) Proposed Solar Deployment Business Model;
  - i. What are the net benefits and costs of distributed PV solar systems?
  - ii. Would a wholesale contract be preferred?
  - iii. Will the contract deliveries be physical or financial?
  - iv. Which would the respondent recommend, bundled (energy, capacity, and RECs) versus unbundled (including project RECs versus national RECs)?
  - v. What type of price and price structures should be expected?
  - vi. Are escalating payment rates expected?
  - vii. Provide any known information on emerging solar deployment technology.

- 2) Do you anticipate public or utility (other than adopted tariffs) funding or incentives being available for the Project? If so, then what would be the anticipated source of these funds or incentives and how do they add value to the Project?
- 3) What threshold financial arrangements would be necessary or other critical factors resolved to successfully complete the Project? Please outline in order of relative importance.
- 4) What financing structure is the most feasible and would provide the best value for The State of New York?
- 5) The currently available federal incentives require an expedited time frame due to expiration December 31, 2016. Does this constraint pose a threat to utilizing these incentives for the Project?

E. Regulatory

- 1) Do you foresee state or federal legislative issues that would hinder or help the feasibility of the Project? If so, then what are they and how could they be resolved?
- 2) What type of permits, reviews and/or approvals of local, state and federal governments are necessary?
- 3) What type of regulatory review is required by the Public Service Commission or other body?
- 4) What type of review and approval should be expected from the utility local distribution company?

F. Miscellaneous

- 1) Are there any particular concerns with any of the information that has been provided in this RFI? Please explain those concerns and provide proposed solutions or mitigations to address those concerns.
- 2) Are there any other issues or facts that DOCCS should consider in assessing the feasibility of a privately owned and operated SGF system on state property?

#### 4. Response Format

Respondents should provide a description of their company and a description of the intended systems and financial benefits to be provided. At a minimum, please provide the following:

- A. Company Name;
- B. Company Address;
- C. Representative contact information including title;
- D. Years in existence and years of service in the solar industry with the installation of SGF systems;

- E. States and jurisdictions in which similar systems have been proposed and installed, including the name of the agency or department that utilizes privately owned and operated SGF systems on leased properties; and
- F. Description of the range of systems and services provided; specifically the systems and services that are responsive to this RFI (Section 3 of this RFI).

Please describe any features or capabilities of a proposed system and delivery services that are not listed within the features or capabilities detailed in Section 3 of this RFI. In your response, please provide a detailed description of each additional feature or capability.

Respondents agree that any costs incurred in responding to this RFI, or in support of presentations or demonstrations associated with this RFI, shall be the responsibility of the submitting respondent. DOCCS shall not be held responsible for any costs incurred by respondents.

## 5. Procurement Law

Since this is not a solicitation that will result in a contract, it does not fall under the procurement lobbying law; therefore, there is no restricted period.

## 6. Response and Due Date

DOCCS may issue a Request for Proposal using information gathered from submissions to this RFI. Responders to this RFI will not be precluded from responding to a future RFP.

Responses must be returned by **May 1, 2015**. **Mailed submission is preferred and should be sent to the address listed below.**

NYS Department of Corrections and Community Supervision  
Contract Procurement Unit/Support Operations  
**RFI Distributed Photovoltaic Solar Generating Facilities**  
The Harriman State Campus, Building 2  
1220 Washington Avenue  
Albany, New York 12226-2050

Electronic submission is acceptable and can be sent to the following email address: [doccscontracts@doccs.ny.gov](mailto:doccscontracts@doccs.ny.gov). Please note: if the file exceeds 10mb your response may not be delivered to this mailbox.

## **RFI Response Clarifications**

DOCCS may seek additional information (clarifying or otherwise) regarding any of the respondents' products or services following the receipt of the RFI responses. Information may be sought via telephone or email communication.

## **Disclaimer**

This RFI is not a contract offer and it is not an open solicitation for any products or services but rather an informational inquiry by DOCCS into the current technology and business models available for a SGF constructed on State owned land. This RFI does not commit DOCCS to award a contract, pay any costs incurred in preparing a response, or to procure or contract for services or supplies. Qualified entities are encouraged to respond to this RFI; however, failure to submit a response will not impact a respondent's ability to submit a response to any future competitive solicitation process (if any) for projects. Respondents are advised that all costs associated with responding to this RFI will be solely at their expense. There are no representations or warranties regarding the accuracy or completeness of the information contained in this RFI. Respondents are responsible for making their own evaluation of information and data contained in this RFI and for preparing and submitting responses to this RFI.



# Corrections and Community Supervision

## Attachment 1

### Electrical Requirements

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## Attachment 1 - Electrical Usage at each SGF Location

### Eastern - Ulster CF (Combined)

Month	kWh	kW demand
Feb-14	481,202	1,866
Mar-14	516,760	1,889
Apr-14	469,584	1,833
May-14	466,860	1,765
Jun-14	487,508	1,918
Jul-14	560,710	2,038
Aug-14	517,186	1,895
Sep-14	457,958	1,857
Oct-14	453,364	1,776
Nov-14	475,657	1,902
Dec-14	512,768	1,821
Jan-15	533,300	1,915

### Great Meadow-Washington CF (Combined)

Month	kWh	kW demand
Feb-14	984,345	1,860
Mar-14	1,068,892	1,950
Apr-14	977,287	1,890
May-14	987,667	1,860
Jun-14	938,032	1,920
Jul-14	1,066,740	1,980
Aug-14	969,285	1,920
Sep-14	977,002	1,980
Oct-14	985,155	1,890
Nov-14	993,428	1,920
Dec-14	1,062,510	2,040
Jan-15	512,093	2,130

### Green Haven Correctional Facility

Month	kWh	kW demand
Feb-14	725,069	1,647
Mar-14	788,604	1,594
Apr-14	696,544	1,519
May-14	638,187	1,434
Jun-14	665,495	1,509
Jul-14	738,445	1,696
Aug-14	692,175	1,534
Sep-14	634,239	1,627
Oct-14	661,017	1,436
Nov-14	711,412	1,538
Dec-14	770,084	1,524
Jan-15	790,380	1,624



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## Attachment 2

### Available Acreage

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**SITE ACREAGES FOR POTENTIAL SOLAR SITES**

<b>Available Acreages</b>				
<b>Facility</b>	<b>Site</b>	<b>Acres per Site</b>	<b>Acres per Facility</b>	<b>Total Acres</b>
Great Meadow	1	23.6	208.0	664.6
	2	35.9		
	3	148.5		
Green Haven South	1	27.3	271.9	
	2	53.8		
	3	11.6		
	4	78.4		
Green Haven North	5	27.8	271.9	
	6	11.9		
	7	42.6		
	8	18.5		
Eastern Colony Farm	1	54.7	97.3	
	2	42.6		
Eastern	1	87.4	87.4	



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## Attachment 3

### Potential Site Utility Conflicts

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**POTENTIAL CONFLICTS FOR CONSIDERED SOLAR SITES**

Facility	Site	Potential Conflicts												
		Environmental				Utilities							Property	
		Wells	Wetlands	Archeo. / Hist. Pres.	Endang. Species	Electric		Water	Heat / Steam	Gas	Sewer		Access Roads	Leases
OH**	UG**					Storm	San.							
Great Meadow	1	No	No	No	No	Yes	No	No	No	No	No	Yes	Yes	No
	2	No	Yes	No	No	Yes	Yes	No	No	No	No	Yes	Yes	No
	3	No	No	No	No	Yes	Yes	Yes	No	No	No	Yes	Yes	No
Green Haven South	1*	No	No	No	Yes	No	No	No	No	Yes	No	No	No	No
	2	No	No	No	Yes	No	No	No	No	No	No	No	No	No
	3	No	No	No	Yes	No	No	No	No	No	No	No	No	No
	4	No	Yes	No	Yes	No	Yes	Yes	No	No	No	No	Yes	No
Green Haven North	5	No	Yes	No	Yes	No	No	No	No	No	No	No	No	No
	6	No	No	No	Yes	No	No	No	No	No	No	No	No	No
	7	Yes	Yes	No	Yes	No	Yes	Yes	No	No	No	No	No	No
	8	No	Yes	No	Yes	No	No	No	No	No	No	No	Yes	No
Eastern Colony Farm	1	No	No	No	Yes	No	No	No	No	No	No	No	Yes	No
	2	No	No	No	Yes	No	No	No	No	No	No	No	Yes	No
Eastern	1*	No	Yes	No	No	No	No	No	No	No	No	No	No	No

\* Site is adjacent to an airport.

\*\* OH = Overhead, UG = Underground



# Corrections and Community Supervision

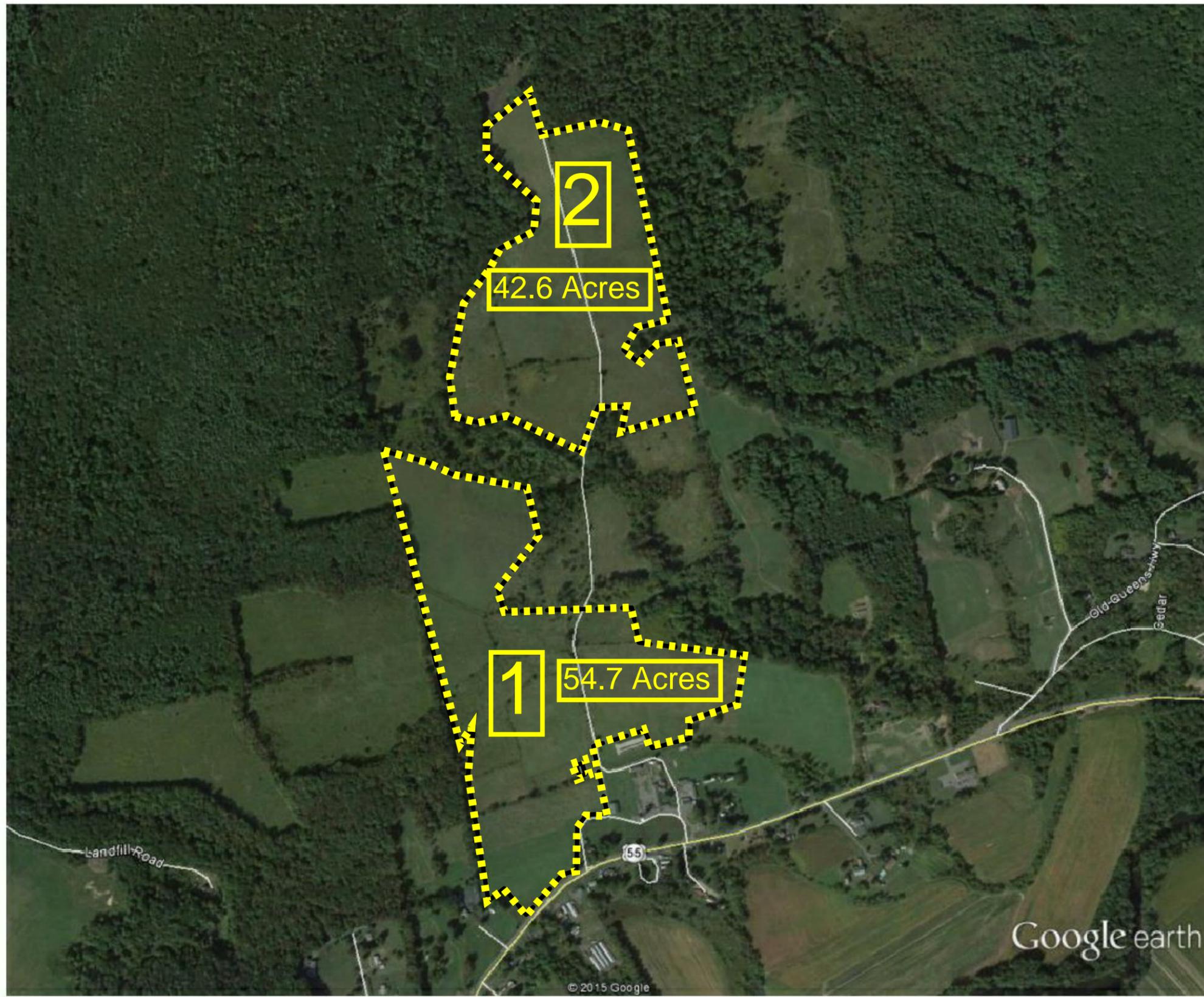
## Attachment 4

### Aerial Photos of Available Acreage

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17x11 PLOT SHEET



Google earth

miles  
km



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EASTERN  
CORRECTIONAL FACILITY

30 Institution Road  
Napanoch, New York  
(Ulster County)

Department of Corrections and  
Community Supervision


BID DOCUMENT

MARK	DATE	DESCRIPTION

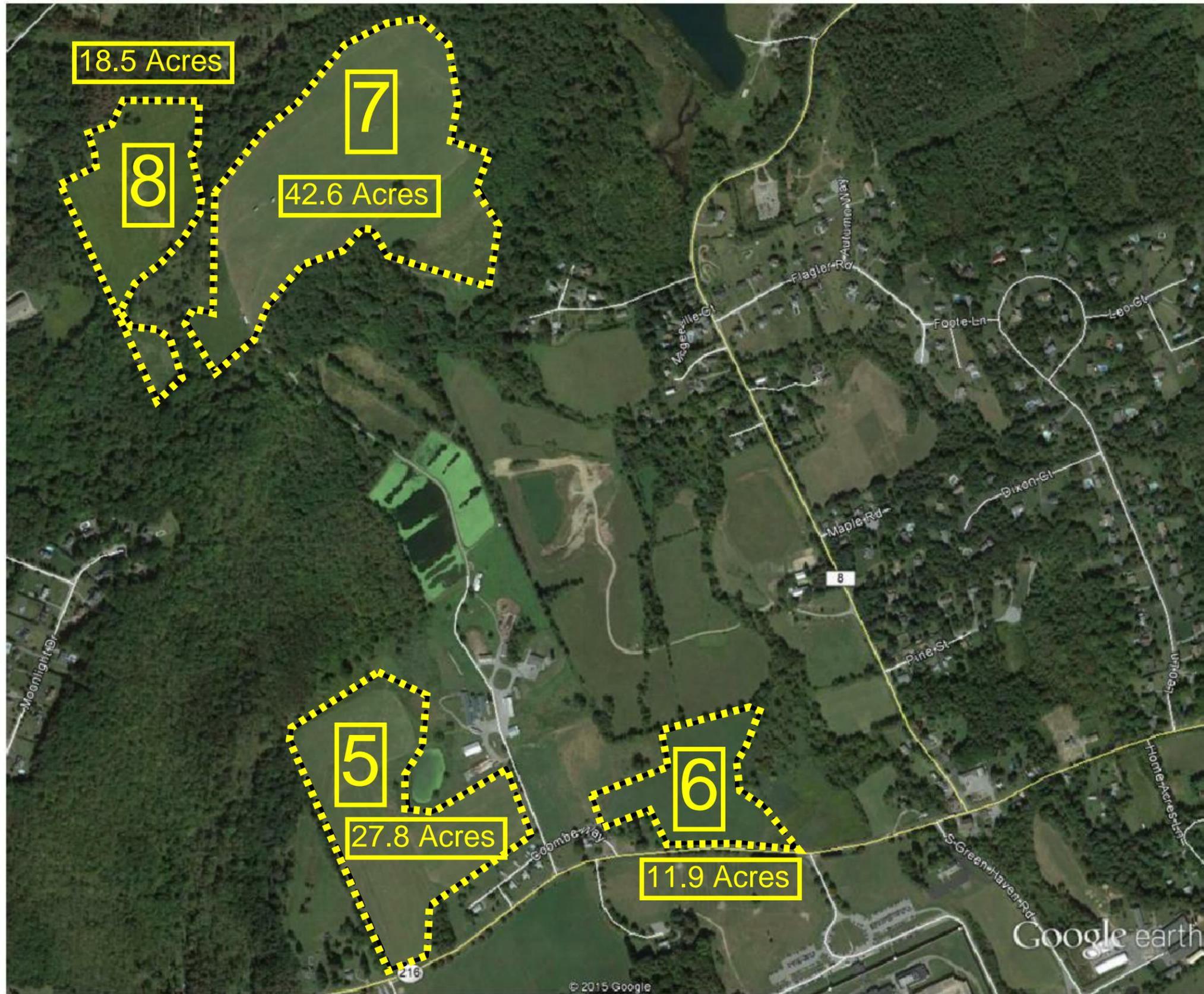
SHEET TITLE

Eastern  
Colony Farm  
Acreage





17x11 PLOT SHEET



Google earth

miles  
km



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GREEN HAVEN  
CORRECTIONAL FACILITY

594 RTE. 216  
Stormville, New York  
(Dutchess County)

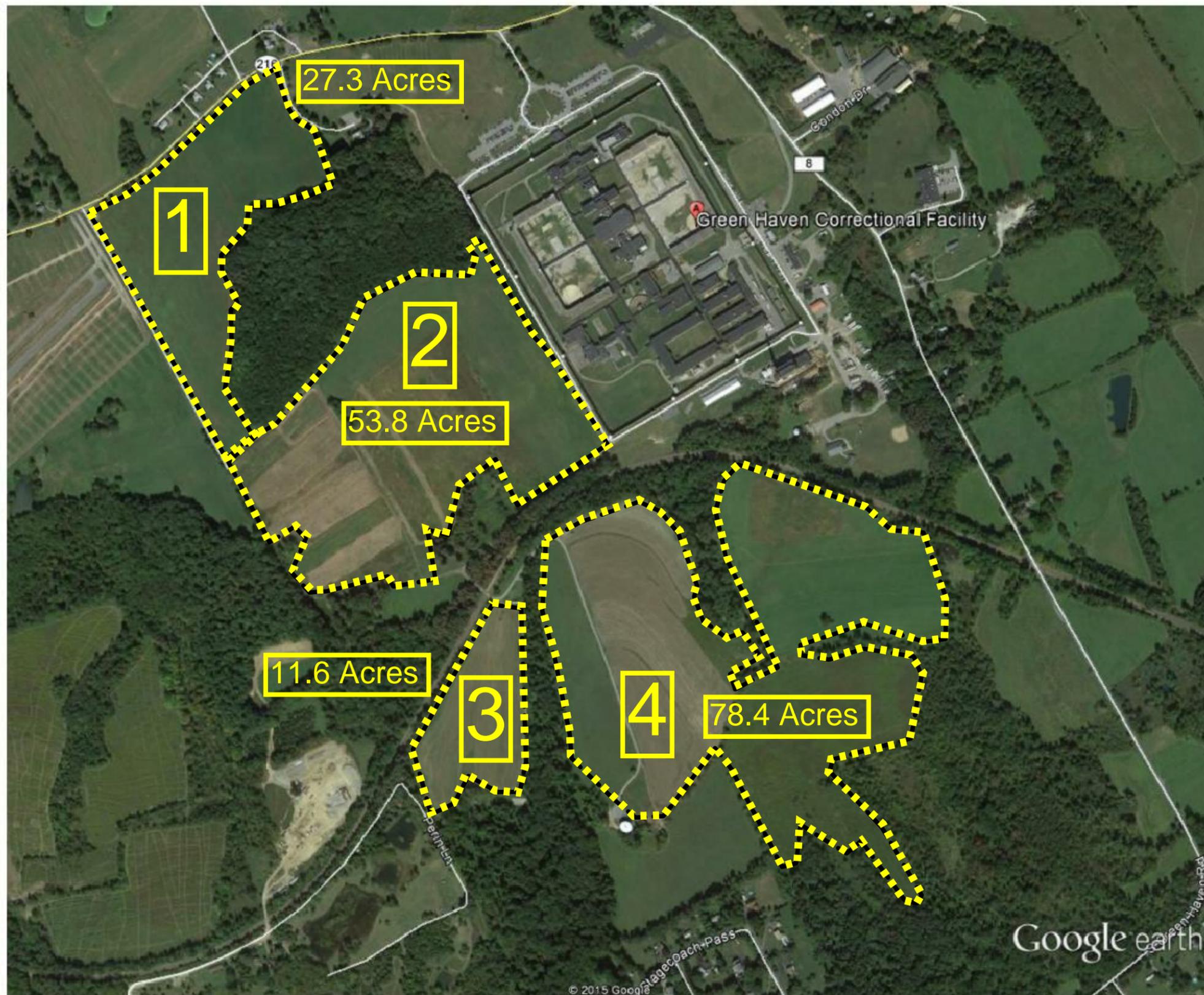
Department of Corrections and  
Community Supervision


		BID DOCUMENT
MARK	DATE	DESCRIPTION

PROJECT NUMBER:	-
DESIGNED BY:	CB
DRAWN BY:	CB
CHECKED BY:	
APPROVED BY:	

SHEET TITLE  
**Green Haven  
North Acreage**

17x11 PLOT SHEET



Google earth



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 Stormville, New York  
 (Dutchess County)

Department of Corrections and  
 Community Supervision


BID DOCUMENT

MARK	DATE	DESCRIPTION

SHEET TITLE

**Green  
 Haven  
 South Acreage**