



REQUEST FOR PROPOSALS (RFP) – 2024 Solar & Wind Facility Text & Regulatory Amendments

Pierce Township is seeking qualified firms to submit proposals to draft Text and Regulatory Amendments concerning Solar and Wind Facilities at the Residential, Commercial and Utility Scales, respectively. This project aims to comply with all Federal, State and Local Regulations regarding the aforementioned facilities while ensuring that the facilities are sited in accordance with the vision of residents.

I. PROJECT OVERVIEW

The primary objective of this project is to draft effective regulations concerning Solar and Wind Facilities in the Township. The project's scope includes, but is not limited to:

- Review existing Township regulations, the 2023 Pierce Township Land Use Plan, adopted Township policy documents and solicit input
- Conducting an assessment of the Township to determine ideal siting locations for commercial and utility scale solar and wind facilities
- Prepare mapping delineating locations and parcels to site and restrict facilities
- Prepare regulatory language and documents to be included in Township Zoning, Township Resolutions and County as appropriate to regulate residential, commercial and utility scale (Small-Scale <50 MW and Large-Scale facilities >50 MW), as applicable
- Provide feedback on the economic impact(s) associated with specific facilities
- Ensuring compliance with all relevant local, state, and federal regulations.
- Collaborating with our organization and relevant stakeholders throughout the project
- Include amended text and document management as applicable

II. PROPOSAL SUBMISSION REQUIREMENTS

Interested firms are invited to submit a comprehensive proposal in response to this RFP. Proposals should include the following:

- Cover Letter: A brief introduction to your firm, highlighting your qualifications and relevant experience.
- Executive Summary: A concise summary of your proposed approach to the project.
- Company Profile: A description of your firm, including its history, experience, and qualifications.
- Project Team: Resumes of key personnel who will be involved in the project.
- Project Approach: A detailed description of your approach
- References: Contact information for at least three references from similar projects.
- Cost Proposal: A detailed breakdown of your proposed fees and expenses.
- Schedule: A timeline indicating the key milestones and completion dates.



III. SUBMISSION DEADLINE

Please submit your proposal in a sealed envelope to 950 Locust Corner Road Cincinnati, Ohio 45245 and electronically in PDF format to emccarthy@piercetownship.org no later than **May 31, 2024 at 4:00 pm**. Late submissions will not be considered.

IV. COMPLIANCE WITH LAWS

All proposals must demonstrate a commitment to full compliance with the laws and regulations of the State of Ohio and the federal laws of the United States throughout the entire duration of the project. This includes, but is not limited to, compliance with:

State of Ohio Environmental Regulations

State of Ohio Building Codes

State of Ohio Labor Laws

Federal Environmental Protection Agency (EPA) Regulations

Federal Occupational Safety and Health Administration (OSHA) Regulations

Federal Fair Labor Standards Act (FLSA)

Any other relevant state or federal laws and regulations applicable to the project.

Failure to comply with the applicable laws and regulations may result in the disqualification of the proposal or termination of the contract.

V. EVALUATION CRITERIA & SELECTION

Proposals will be evaluated based on the following criteria:

- 25 Points:** Company experience with similar projects, including examples
- 25 Points:** Experience of dedicated staff and qualifications of the firm and project team and identification of sub-contractors
- 20 Points:** Approach, timeline and methodology for project design, bidding, and construction oversight, including a commitment to compliance with all applicable state and federal laws
- 20 Points:** Cost competitiveness.



10 Points: References and past performance.

VI. QUESTIONS AND CLARIFICATIONS

All questions and requests for clarifications regarding this RFP should be submitted to Mr. Eddie McCarthy, Director of Community Development and Planning by email at: emccarthy@piercetownship.org or by phone at (513)947-2010 by **May 31, 2024**.

VII. RIGHT TO REJECT PROPOSALS

Pierce Township reserves the right to reject any or all proposals received as a result of this RFP if there is any indication of non-compliance with applicable local, state or federal laws.

VIII. NON-COLLUSION

Company shall sign the State of Ohio non-collusion agreement per State Statute.

IX. ADDITIONAL INFORMATION

For more information and to obtain the RFP document, please visit our website at <https://piercetownship.org/rfp/> or contact Director. Eddie F. McCarthy by email: emccarthy@piercetownship.org; or phone: (513)947-2010

We appreciate your interest in partnering with Pierce Township on this important project. We look forward to receiving your proposal and working together to enhance the pedestrian infrastructure in Pierce Township, Ohio.

Sincerely,

Eddie F. McCarthy
Director of Community Development and Planning
950 Locust Corner, Pierce Township, Ohio 45245
emccarthy@piercetownship.org
(513)947-2010