INVITATION FOR BIDS

The City of Rock Island is seeking to enter into a sales agreement for the Sears Power House hydroelectric equipment located on the Rock River in Rock Island, IL. The successful bidder will purchase the generating equipment, assume the lease held by the Illinois Department of Natural Resources (IDNR), secure approval as a qualified operator from the Federal Energy Regulatory Commission (FERC) and secure the necessary generating agreements from MidAmerican Energy.

The Sears Power House was built as a run-of-river, six (6) turbine, 1800 kW facility and went on-line in 1912 to provide power to the Sears Cotton Mill. The powerhouse is located on the north channel of the Rock River four miles from the mouth of the river. Two low head dams divert the flow of the Rock River to the facility. The Sears Dam is adjacent to the facility and the Steel Dam is two miles upstream. The facility was in continuous operation up to 1967 when it was donated to the State of Illinois. At that time, all of the generating equipment, with the exception of the turbines, was removed. The rights to produce power were acquired by White Hydropower in 1980, which rehabilitated and returned two (2) turbines to production at a 600 kW capacity in 1985. The City of Rock Island acquired the rights in 2008. The City rehabilitated two more of the original turbines and added two more generators and associated equipment to increase the generating capacity to 1200 kW. The new generators went on-line in 2010.

REQUEST FOR BIDS ON THE SEARS POWERHOUSE HYDROELECTRIC EQUIPMENT

A pre-bid meeting and site visit will begin at 10:00 am March 31, 2020 at the City of Rock Island Public Works Department, 1309 Mill Street, Rock Island, IL 61201. Representatives from the City, IDNR and FERC will be available to discuss the sale.

All questions regarding this bid must be emailed to perry.lisa@rigov.org with the subject line “Sears Powerhouse Bid” and all answers will be posted in related documents on the City’s Bid Page under a bid related document named “Bidder Questions and Answers”. Bidders are encouraged to submit questions at least one (1) week before the pre-bid meeting to give the City, IDNR, and FERC time to research and have answers available at the meeting.

Bidder must sign up for Bid Notifications with a valid email address in order to receive updates, addendums and responses to Bidder questions.

Voice communication questions will not be responded to or relayed during the bidding process.

Bid documents will only be available on the City website: http://www.rigov.org/bids.aspx.

Submittal Requirements

All bid submissions should be in accordance with the requirements set forth in this invitation to bid.

The bid should include the following sections:

- Price for the generating equipment.
• The name of the firm (or individual), identifying its principal shareholders, partners or members.
• The contact information of the person(s) authorized to represent the entity on all matters relating to the bid and be signed by the person authorized to bind the bidder.
• Narrative describing in general the terms of the bid, including all requirements and plans to complete the purchase as well as a time line for the purchase.
• A list of up to three references/clients including names, addresses, and phone numbers of principal contacts which the bidder has had similar dealings with.

**Submittal of Proposals**

Bids may either be hand carried or mailed and should be received at the City of Rock Island Public Works Department, 1309 Mill Street, Rock Island, IL 61201 no later than 5 p.m. (CDT) on the due date (see timeline below). Submittals received after the due date and time will be discarded. Bid envelopes must be sealed and marked “SEARS POWERHOUSE BID”.

Each bidder shall accompany the bid with a Bid Security, in a separate envelope, as security that the successful bidder will enter into a contract for the purchase of the generating equipment, assume the IDNR lease, secure FERC licensing and secure power generating agreements from MidAmerican Energy. The bidder’s security shall be in an amount equivalent to five percent (5%) of the bid amount.

**Bid Request Timeline:**

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<thead>
<tr>
<th>Date</th>
<th>Event</th>
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<tbody>
<tr>
<td>3/10/2020</td>
<td>Invitation to Bid released</td>
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<tr>
<td>3/31/2020</td>
<td>Pre-bid meeting</td>
</tr>
<tr>
<td>4/14/2020</td>
<td>Deadline for bidder questions</td>
</tr>
<tr>
<td>4/21/2020</td>
<td>Due date for bids</td>
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**Terms And Conditions**

• Bid Acceptance is subject to City Council approval
• All equipment is sold “As Is”. The City makes no claim or warranty as to the condition of the equipment.
• Bidder is responsible for all costs related to the purchase of the equipment, assumption of the IDNR lease and FERC licensing.
• The City reserves the right to reject any and all bids, and to waive minor irregularities in any bid.
• The City reserves the right to request clarification of information submitted, and to request additional information from any bidder.
• The purchase and sale agreement resulting from acceptance of a bid by the City shall be in a form supplied by the City and shall reflect the specifications in this Invitation to Bid.
• The City shall not be responsible for any costs incurred by an interested party in preparing, submitting or presenting the response to this Invitation to Bid.
• The City reserves the right to negotiate the above mentioned terms and conditions.
• All submitted documents are public record and subject to disclosure.