

**REQUEST FOR PROPOSALS (“RFP”) FOR  
DEVELOPMENT OF ROOFTOP SOLAR PHOTOVOLTAIC  
SYSTEMS AND BATTERY ENERGY STORAGE SYSTEMS AT  
THE ILLINOIS INTERNATIONAL PORT DISTRICT**

Required for use by:

**Illinois International Port District  
(IIPD)**



All proposals and other communications must be addressed and returned to:

Mr. Erik Varela  
Executive Director  
Illinois International Port District  
3600 E. 95<sup>th</sup> Street  
95<sup>th</sup> and the Lakefront  
Chicago, Illinois 60617-5193  
[director@IIPD.com](mailto:director@IIPD.com)

**PROPOSALS MUST BE RECEIVED NO LATER THAN 12:00 P.M. (CST), ON MARCH 11, 2026**

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**IVAN SOLIS  
BOARD CHAIRMAN**

**ERIK A. VARELA  
EXECUTIVE DIRECTOR**

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## RFP SCHEDULE

<b>Event</b>	<b>Target Date</b>
RFP Issuance	February 11, 2026
Site Visit (2 Time Options)	Thursday, February 26, 2026, 9:00 – 11:30 am <u>or</u> 1:00 – 3:30 pm (CST)
Due Date for Sealed Proposals	March 11, 2026 at 12:00 pm (CST)
Commencement of Awards/Services (if any)	TBD

Respondents that download a proposal from the IIPD's website: <http://www.iipd.com>, instead of obtaining the hard copy paper proposal from the IIPD's Central Office, are responsible for checking the IIPD's website for clarifications and/or addenda. Failure to obtain clarifications and/or addenda from the IIPD's website will not relieve the Respondent from being bound by any additional terms and/or conditions. For all information concerning this RFP, including questions from Respondent(s) and responses from IIPD, and any updates to this RFP, Respondent(s) are urged to frequently refer to IIPD's website at: <http://www.iipd.com>.

### COMMUNICATION DURING THE RFP PROCESS

All questions or requests for clarification shall be in writing and must be sent by email to [iipd@iipd.com](mailto:iipd@iipd.com), and directed to the attention of Erik Varela, Executive Director. Emails must clearly indicate "Questions and Requests for Clarification" in the subject line and must refer to "Request for Proposals (RFP) for Development of Rooftop Solar Photovoltaic Systems and Battery Energy Storage Systems."

### CAUTION: DEADLINES AND PROCEDURES FOR SUBMITTING PROPOSALS

To be assured of consideration, proposals must be received by the Executive Director, at the immediately above-listed address, no later than 12:00 p.m. Central Standard Time on May 25, 2023. Respondent must submit one (1) hard copy original of the respondent's proposal(s) and at least one (1) electronic copy in .PDF format on a flash drive/memory stick. The original documents must be clearly marked as "ORIGINAL", and must bear the original signature of an authorized corporate agent on all documents requiring a signature. Respondent must enclose all documents in sealed envelopes or boxes.

When responses are delivered by mail or messenger to the Executive Director, the Respondent is responsible for their delivery BEFORE the due date and time. If delivery is delayed beyond the date and hour set for the receipt, said responses so delayed will not be considered and will be returned unopened at the expense of the Respondent.

Any false statement(s) made by the Respondent(s) will void the response and eliminate the Respondent(s) from further consideration.

The Executive Director reserves the right to reject any submittal that deviates from the submittal requirements. No additional or missing documents will be accepted after the due date and time except as may be requested by the Executive Director.

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### **RFP ENCLOSURES:**

- 1 – Ownership Disclosure Form

## **REQUEST FOR PROPOSALS (RFP)**

### **I. BACKGROUND**

#### **A. General**

The Illinois International Port District (IIPD) is an Illinois municipal corporation created to promote the shipment of cargoes and commerce through its facilities. IIPD is the owner and master landlord controlling two land areas in South Chicago: Iroquois Landing, an open paved terminal with 3,000 linear feet of ship and barge berthing space located at the mouth of the Calumet River in the southwest corner of Lake Michigan; and Senator Dan Dougherty Harbor (Lake Calumet) which currently is home to various harbor operations and terminals located at the junction of the Grand Calumet and Little Calumet Rivers, situated six miles inland from Lake Michigan. IIPD's harbor facilities are served by rail facilities and are adjacent to three interstate highways and feature an abundance of warehouse facilities. IIPD currently leases facilities within its harbor areas to freight forwarders, export packaging, customs brokers, consolidators, shippers' associations, forwarders and expeditors, specialists in fragile and perishable cargoes, and many other users.

As part of its broader sustainability, resiliency, and clean transportation initiatives, and in connection with its participation in the U.S. Environmental Protection Agency Clean Ports Program, IIPD is seeking proposals from qualified and experienced respondents for the development of rooftop solar photovoltaic ("PV") systems and, optionally, battery energy storage systems ("BESS") at its Lake Calumet facilities.

This Request for Proposals ("RFP") is intended to solicit technically sound, financially viable, and flexible solutions that can be implemented within a dynamic development environment. The Authority recognizes that multiple workstreams are proceeding in parallel at Lake Calumet, including roof replacement, electrical upgrades, planning for future charging and zero-emission vehicle ("ZEV") infrastructure, and broader site modernization. Accordingly, this RFP is structured to allow for coordination, refinement, and phased decision-making while maintaining a clear focus on near-term implementation.

#### **B. Relationship to Clean Ports and Electrification Planning**

This RFP is issued within the broader context of IIPD's Clean Ports Program implementation and the IIPD's long-term electrification and clean energy strategy across its portfolio. At a programmatic level, IIPD's Clean Ports planning contemplates an overall target of approximately 7.4 megawatts (MWs) of solar generation and approximately 29.6 megawatts (MWs) of battery energy storage capacity across both the Iroquois Landing and Lake Calumet facilities. These portfolio-level targets are provided for contextual purposes only and reflect the IIPD's broader planning objectives rather than a binding requirement for any individual site or procurement.

In furtherance of Clean Ports objectives, IIPD places particular importance on advancing solar PV development at Lake Calumet in a manner that preserves eligibility for federal direct pay tax credits and Illinois Shines incentives. Respondents should recognize that project timing, sequencing of construction activities, and system segmentation decisions may materially affect incentive eligibility and are expected to propose approaches that prioritize timely advancement of qualifying activities while allowing other elements of project development to proceed in parallel.

The IIPD anticipates increased electrical demand at Lake Calumet associated with future charging infrastructure, zero-emission mobile equipment, and related port electrification activities. Solar PV systems developed under this RFP are intended to support, directly or indirectly, these zero-emission objectives.

### **C. Anticipated Load Growth**

Respondents are advised that current electrical usage reflected in ComEd billing data for the Lake Calumet facilities does not represent anticipated future electrical demand.

IIPD anticipates incremental peak load growth of approximately 2-5 megawatts (MW) above current usage over time, driven by planned and potential deployment of zero-emission vehicle (ZEV) charging infrastructure, electrification of mobile equipment, tenant electrification, and broader Clean Ports-aligned modernization activities.

This anticipated load growth range is provided for planning and illustrative purposes only and is intended to guide system sizing, phasing, interconnection strategy, and storage considerations. Respondents should not assume that solar photovoltaic or battery energy storage systems will be sized solely to offset current or historic site usage.

Proposals should demonstrate how the proposed systems can accommodate, support, or be adapted to serve incremental load growth within this range over time.

## **II. GENERAL INFORMATION**

### **A. Project Purpose and Objectives**

The primary purpose of this RFP is to advance the deployment of rooftop solar PV systems at the Lake Calumet site in a manner that supports IIPD's Clean Ports objectives, preserves eligibility for available federal and state incentives, and positions the IIPD to meet anticipated increases in electrical load associated with electrification and zero-emission technologies.

A critical objective of this procurement is to advance project activities on a timeline that supports eligibility for federal investment tax credits, including the direct pay provisions available to tax-exempt entities, as well as applicable state-level incentives. Respondents are expected to demonstrate an understanding of the importance of timely satisfaction of federal "begin construction" requirements, including the safe harbor and physical work tests, and to propose development and construction approaches that support securing these tax benefits for the solar PV systems.

In addition, the project is expected to be structured in a manner consistent with Illinois Shines program requirements, including applicable system size limitations and program rules, and to preserve eligibility for distributed generation rebates where applicable. Respondents shall account for the Illinois Shines program structure, including the two-megawatt (2 MW) project cap and timing considerations associated with rebate availability, when proposing system segmentation, phasing, and schedules.

The objectives of this procurement also include enabling rooftop solar development through coordination with an active roof replacement program; designing systems responsive to both

current electrical usage and anticipated future load growth; maintaining flexibility with respect to system sizing, configuration, ownership structure, and commercial terms; and allowing IIPD to evaluate multiple commercial structures without requiring a separate procurement.

**B. Project Sites**

The proposed location of the project will be over the roof area of the transit sheds #1, 2, 3, and 4 (also known as the back-up warehouse) located at our Lake Calumet facility (130th street and Stony Island). The Illinois International Port District (IIPD) is a secure facility requiring security clearance or oversight of all workers on site.

IIPD Project Site (Transit Shed)	Latitude / Longitude
1	41.66489688001185, -87.58578724541148
2	41.663421575710544, -87.5809326426782
3	41.6626521202345, -87.5789370791264
4	41.66420759237029, -87.58742875736539

Additionally, IIPD has provided a preliminary map identifying potential locations for battery energy storage systems at the Lake Calumet facility. The locations shown are intended to serve as illustrative and planning-level guidance only and reflect areas that IIPD believes may be feasible for BESS siting based on current information.

Respondents should use the identified locations as a guide when proposing battery system placement, configuration, and phasing. Battery energy storage proposals may be centralized or distributed across multiple locations, provided that proposed configurations are consistent with the Project Assumptions and Constraints and support the core operational objectives of the Project, including solar integration, interconnection flexibility, load growth accommodation, and Clean Ports-aligned electrification.

**C. Roof Replacement at Project Sites**

IIPD is currently undertaking a roof replacement program at these facilities, with construction expected to proceed through 2026 and substantial completion anticipated by September 2026. The roof replacement is intended to address long-term structural and waterproofing needs and to enable solar PV installations. Proposers should assume that solar installation activities will be sequenced in coordination with the roof replacement schedule and that access to rooftops may occur on a phased basis. The current roof replacement schedule is as follows subject to weather and other factors:

IIPD Project Site (Transit Shed)	Estimated Start Date	Estimated Completion Date
1	06/01/2026	06/26/2026
2	05/04/2026	05/29/2026
3	04/06/2026	05/01/2026

4	03/03/2026	04/03/2026
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While preliminary assessments have identified meaningful solar potential across the Lake Calumet rooftops, final system size, layout, and attachment methods may be influenced by structural considerations, roof loading constraints, and engineering refinements identified during or following the roof replacement work. Proposers are expected to account for this uncertainty and to describe how system designs may be adapted as additional information becomes available.

### III. PROJECT SCOPE OVERVIEW / GENERAL REQUIREMENTS

This section provides a high-level overview of the scope contemplated under this RFP which is intended to establish the overall responsibilities and boundaries of the procurement, while recognizing that project development at Lake Calumet will proceed within a dynamic environment that includes parallel workstreams, evolving technical inputs, and phased decision-making. Detailed technical requirements, assumptions, and response instructions are provided in subsequent sections of this RFP and shall govern proposal preparation and evaluation.

Under this RFP, IIPD is seeking proposals for the development of rooftop solar photovoltaic systems at the Lake Calumet facilities, with optional battery energy storage systems, to be delivered under a build-transfer ownership structure. IIPD intends to own the solar PV and any BESS assets developed pursuant to this procurement. Respondents shall be responsible for all activities necessary to design, engineer, procure, construct, commission, and transfer ownership of the systems to IIPD, in accordance with the requirements of this RFP.

The scope of services contemplated under this RFP includes, at a minimum, the following categories of responsibility:

- ❖ Respondents shall be responsible for technical development and system design sufficient to support permitting, procurement, construction, commissioning, and incentive compliance. This includes development of solar PV and BESS concepts that are compatible with roof loading constraints, interconnection considerations, anticipated load growth, and IIPD's Clean Ports and electrification objectives. System designs shall preserve flexibility with respect to final sizing, segmentation, and phasing, while providing IIPD with a clear technical basis for evaluation and implementation.
- ❖ Respondents shall be responsible for coordination with IIPD's roof replacement program and associated contractors and engineers. Roof replacement is an enabling prerequisite to rooftop solar development at Lake Calumet, and respondents shall account for roof replacement sequencing, access constraints, warranty requirements, and structural considerations in their proposed approaches. Coordination with roof replacement activities shall be treated as a core responsibility of the respondent.
- ❖ Respondents shall be responsible for managing interconnection and electrical integration activities associated with the proposed systems, including identification of proposed points of interconnection, evaluation of alternative interconnection pathways, and coordination with the serving utility and other stakeholders. Respondents shall propose strategies that allow interconnection activities to proceed in parallel with other development and construction workstreams to the extent practicable, while managing risk and preserving eligibility for applicable incentives.

- ❖ Respondents shall be responsible for structuring, sequencing, and executing the Project in a manner that enables IIPD, as system owner, to secure and maintain eligibility for applicable federal and state incentives. This includes responsibility for meeting applicable federal investment tax credit begin-construction requirements for solar PV, supporting IIPD's use of direct pay provisions, and complying with Illinois Shines and distributed generation rebate program requirements, as applicable. Accurate, complete, and timely documentation produced by the respondent shall be critical to IIPD's ability to claim and receive these incentives.
- ❖ Where battery energy storage systems are proposed, respondents shall be responsible for proposing BESS configurations, sizing assumptions, and operating strategies that support solar PV integration, mitigate potential interconnection constraints, and accommodate anticipated load growth over time. Battery systems are intended to support Clean Ports and electrification objectives rather than to operate as merchant assets, and respondents shall propose flexible, modular approaches that can be refined as site conditions and operational needs evolve.
- ❖ Respondents shall propose ongoing operations, maintenance, and battery optimization services as required components of their proposals. Such services shall be clearly described, separately priced, and structured to support long-term system performance, safety, and reliability.

#### **IV. PROJECT ASSUMPTIONS AND CONSTRAINTS**

##### **A. Ownership and Commercial Structure**

- The Project is anticipated to be structured as an IIPD-owned, build-transfer arrangement, with IIPD retaining ownership of the assets upon completion.
- IIPD intends to secure federal investment tax credits through direct pay (elective pay), subject to final eligibility and compliance requirements.
- IIPD intends to capture the benefits of the Illinois Shines Renewable Energy Credit (REC) Program, where applicable.
- IIPD intends to capture available distributed generation (DG) rebates or utility incentives, where eligible.
- Proposals should not assume BESS participation in wholesale markets, capacity programs, or other third-party revenue streams unless explicitly described and justified. The primary value drivers are federal and state incentives, on-site load support, and interconnection flexibility.

##### **B. Federal Tax Credits and Sequencing**

- The Project is expected to be sequenced to prioritize satisfaction of federal begin-construction requirements (Physical Work Test and/or 5% Safe Harbor) for solar PV prior to July 5, 2026 to preserve direct pay tax credit eligibility.
- Interconnection, final design, and full build-out may be phased or occur in parallel following qualification, subject to continuity requirements and placed-in-service timelines.

- Due to the schedule of roof replacement, respondents should assume no permanent solar racking or related equipment will be able to be installed on roofs prior to July 2026, unless otherwise directed.

**C. Level of Design Maturity Expected**

- Proposals are expected to be based on conceptual and preliminary design sufficient to support incentive strategy, constructability assessment, and interconnection planning. Final engineering will occur post-award and concurrent with roof replacements and other port district work.

**D. Project Sizing and Program Constraints**

- Individual solar projects are expected to be limited to 2 MW to align with Illinois Shines program requirements.
- Respondents should assume that projects will be structured as multiple discrete systems, where appropriate, rather than a single aggregated installation.
- Rooftop solar PV designs should assume a discount factor of 33 percent of available roof square footage to account for structural, loading, and other site-specific constraints.
- Battery energy storage systems should be sized to accommodate anticipated increases in site electrical load (2-5 MWs) and to mitigate interconnection or capacity constraints.

**E. Rooftop and Structural Assumptions**

- Mechanically attached systems or other low-load rooftop systems are anticipated.
- Respondents may propose alternative system types if they demonstrably minimize roof loading and are compatible with roof conditions and warranties.

**F. Roof Replacement and Construction Sequencing**

- Roof replacement activities are anticipated to occur on a staggered schedule, with all roofs expected to be completed by approximately July 2026. Roof replacement schedules are subject to change based on weather and other factors.

IIPD Project Site (Transit Shed)	Estimated Start Date	Estimated Completion Date
1	06/01/2026	06/26/2026
2	05/04/2026	05/29/2026
3	04/06/2026	05/01/2026
4	03/03/2026	04/03/2026

- Solar and storage system designs should account for phased construction and coordination with roof replacement activities, including the potential need for temporary or delayed installation on certain rooftops.

- Solar PV installations shall be designed to maintain compatibility with roof warranties and long-term roof performance requirements.

## **G. Solar PV Assumptions**

- Performance, Availability, and Degradation
  - IIPD anticipates that production guarantees on the order of approximately ninety-two percent (92%) or greater of modeled annual energy production in Year 1 are achievable.
  - IIPD anticipates annual performance degradation not exceeding approximately 0.5 percent to 0.7 percent per year over a twenty (20) year period, assuming proper operation and maintenance.
  - Production guarantees shall be assumed to be measured on an annual basis, net of approved downtime, force majeure events, and utility outages, using agreed-upon metering and monitoring protocols.
  - Respondents should assume commercially reasonable system availability levels consistent with industry best practices for rooftop solar PV installations in similar operating environments.
- Sizing, Configuration, and Phasing
  - Solar PV systems shall be sized and configured with consideration of anticipated peak site load growth of approximately 2–5 MW above current usage, rather than solely to offset historic ComEd-reported consumption.
  - Rooftop solar PV designs should assume a discount factor of 33 percent of available roof square footage to account for structural, loading, and other site-specific constraints.
  - Solar PV systems shall be sized and configured to support long-term electrification objectives, including anticipated increases in site electrical load, rather than solely current or historic usage.
  - Solar PV deployment may occur as multiple discrete systems, phased over time, rather than as a single aggregated installation, in order to satisfy federal begin-construction requirements, preserve direct pay investment tax credit eligibility, and align with applicable Illinois incentive program structures.
- Design, Engineering, and Constructability
  - Solar energy production estimates shall be developed using PVsyst, with clearly documented assumptions for losses, degradation, shading, and system configuration.
  - Solar PV systems are anticipated to utilize mechanically attached or other low-load rooftop mounting approaches compatible with roof replacement constraints and long-term roof warranties.
  - Respondents shall assume that final system layout and attachment details may be refined as roof replacement work progresses and additional structural information becomes available.
- Metering

- Revenue-grade metering will be required for solar PV systems, with metering configurations sufficient to support performance verification, incentive compliance and other requirements.
- Separate production and load metering may be required to support incentive and compliance reporting.
- Metering configurations for solar PV and BESS may evolve over time to accommodate changes in site load, interconnection configuration, or integration with nearby or future
- Safety, Codes, and Standards
  - Solar PV systems shall be designed, installed, and commissioned in accordance with all applicable federal, state, and local codes and standards, including but not limited to the National Electrical Code (NEC), applicable building and fire codes, and Occupational Safety and Health Administration (OSHA) requirements.
  - Respondents shall assume the Project will be subject to heightened safety and coordination requirements consistent with an active industrial port environment, including coordination with IIPD security protocols, tenant operations, and site access controls.
  - Respondents shall assume responsibility for coordination with authorities having jurisdiction (AHJs), including building and fire departments, and for incorporating AHJ requirements into system design and construction.

## **H. BESS Assumptions**

- Performance, Availability, and Degradation
  - IIPD anticipates that system availability on the order of approximately ninety-five percent (95%) or greater, measured on an annual basis and excluding force majeure events and scheduled maintenance, is achievable for battery energy storage systems of this type.
  - IIPD anticipates usable energy capacity retention of approximately seventy percent (70%) or greater at Year 10, with augmentation or other capacity management strategies employed as necessary to maintain performance over the project life.
  - IIPD anticipates round-trip efficiency of approximately eighty-five percent (85%) or greater, depending on system configuration and operating profile.
  - Performance metrics and degradation shall be measured and reported on an annual basis, using agreed-upon monitoring, metering, and data protocols.
- Sizing, Configuration, and Phasing
  - Battery systems are expected to support rapid response and dispatch, with control systems capable of responding within industry-standard timeframes appropriate to the intended use cases (e.g., load management, resiliency, or interconnection support).
  - Battery energy storage systems shall be sized and configured to support rooftop solar PV integration, mitigate interconnection or capacity constraints, and accommodate anticipated incremental site load growth of approximately 2–5 MW

over time, including flexibility to support staged deployment of charging infrastructure and electrified equipment.

- Battery energy storage systems may be deployed as centralized or distributed systems, including across multiple buildings or designated locations, consistent with the preliminary BESS siting map provided in the Exhibits and Attachments. Proposed configurations shall prioritize the core purposes identified in this RFP, including solar PV integration, interconnection constraint mitigation, anticipated load growth support, and Clean Ports-aligned electrification objectives.
- Battery energy storage may be deployed as one or more systems, including distributed or modular configurations, depending on site conditions and interconnection strategy.
- **Controls and Dispatch**
  - BESS should support rapid response and dispatch, with control systems capable of responding within industry-standard timeframes appropriate to intended use cases such as load management, resiliency, or interconnection support.
  - Battery systems are intended to support IIPD operational objectives and Clean Ports-aligned electrification and are not assumed to participate in wholesale markets or third-party revenue programs.
- **Monitoring**
  - Battery energy storage systems shall include continuous monitoring, diagnostics, and alarm management, with data sufficient to support performance tracking, degradation analysis, and operational optimization.
- **Metering**
  - Metering configurations for solar PV and BESS may evolve over time to accommodate changes in site load, interconnection configuration, or integration with nearby or future electrified facilities.
  - Metering configurations for battery systems shall be assumed to be revenue-grade or equivalent, as necessary to support performance verification, interconnection requirements, and incentive compliance.
- **Safety, Codes, and Emergency Response**
  - Battery energy storage systems shall be designed and operated in compliance with all applicable safety codes and standards, including requirements related to fire protection, thermal management, and system monitoring.
  - Coordination with local fire and emergency response authorities will be required for BESS installations, including provision of emergency response documentation and site access protocols.

## **I. Electrical Infrastructure and Interconnection**

- Certain electrical infrastructure upgrades including those outlined in the Gandhi and Associates Recommended Phase 1 report may be coordinated with Cook County and Butler Drive improvement projects where construction is anticipated to begin in late 2027.
- Solar PV and BESS systems may be configured as export-limited systems to the extent interconnection limitations require.

- Interconnection approval is subject to utility and regulatory processes outside IIPD's control and is not guaranteed at the time of proposal or award. Proposals should focus on risk management strategies rather than assumed approvals.

#### **J. Load Growth Assumptions**

- IIPD has provided ComEd electric billing data reflecting current site usage; this data is provided for reference only and should not be used as the sole basis for system sizing or load assumptions.
- Respondents should assume that incremental annual electric load growth of approximately 2–5 MW above current usage is reasonably anticipated over time. Proposed solar PV and battery energy storage systems should be designed to support or be adaptable to this range of future load growth, recognizing that specific deployment timing and load profiles may evolve.
- Respondents may outline staged load “buckets” or scenarios over time as part of any illustration.

#### **K. Federal Compliance Requirements**

- All aspects of Projects and proposals must comply with applicable federal requirements, including those listed in the Federal and State Requirements section of this RFP.

#### **L. Operations and Maintenance**

- Operations and maintenance (“O&M”) services are a required component of the Project for both the solar PV systems and the battery energy storage systems.
- Respondents shall propose an initial O&M term of five (5) years, to be priced and paid upfront as part of the Project. O&M pricing shall be provided as a separate line item for solar PV systems and for battery energy storage systems, whether or not the services are provided by the same entity.
- Solar PV O&M Scope Assumptions:
  - Continuous system monitoring and alarm management;
  - Preventative maintenance consistent with manufacturer and industry best practices;
  - Corrective maintenance and troubleshooting to minimize downtime and production losses (excluding major component replacement unless covered by warranty);
  - Warranty administration and coordination with equipment manufacturers;
  - Annual performance reporting and data access for IIPD; and
  - A minimum of two (2) module cleanings per year, reflecting the industrial port environment and expected soiling conditions.
- Battery O&M Scope Assumptions:
  - Continuous monitoring, diagnostics, and alarm response;
  - Preventative and corrective maintenance consistent with manufacturer requirements;

- Battery management system and control software support;
  - Dispatch and operational optimization services aligned with IIPD's objectives, including support for solar PV integration, interconnection constraint mitigation, and anticipated load growth;
  - Performance and degradation tracking and reporting; and
  - Safety monitoring and coordination with applicable codes, standards, and emergency response protocols.
- All monitoring, control, and optimization platforms shall provide IIPD access to data, with no restrictions on system performance, operational, or historical data.

#### **M. Construction Access and Port Operations**

- Construction activities will occur within an active, secure port environment, and respondents should assume constrained access windows, escort requirements, and coordination with port operations and tenants.

### **V. RESPONSE REQUIREMENTS**

- A. *General Response Requirements:* In order to be considered, all Respondent(s) proposals must meet the following Minimum Requirements:
1. Information must be received on time. Information must be complete, in conformance with the specifications and other requirements of this RFP and include all documentation, evidence or verification requested.
  2. Respondent must list and briefly describe any past work history with governmental clients and/or other local government bodies. The project descriptions shall include, at a minimum, the scope of work performed, location and description of key personnel assigned on the project. Respondents should indicate N/A if Respondent does not have any work
  3. history with governmental clients and/or other local government bodies.
  4. Respondents must provide a general description and background concerning Respondent's organization, including size and structure of firm, and complete and submit the Ownership Disclosure Form enclosed herewith as **RFP Enclosure 1**. Respondents should indicate details and resumes of the program executive that will be accountable for services and are encouraged to provide detail on an organization/structure chart and include its key technical and consulting personnel who will be assigned to the project team. Respondents should state whether respondent will self-perform proposed services and/or include any joint venture arrangements. If joint venture, discuss portions of the work to be performed by each joint venture partner, contractor and/or subcontractor. Provide a statement of relevant experience and/or qualifications relevant to any portion of the work being proposed, and include additional statements for all joint venture partners relevant to the portion of work to be performed by each such partner to outline their technical experience and qualifications.
  5. Respondents should identify all licensures, certifications and/or accreditations that Respondent has received or attained. Respondents should demonstrate understanding of all applicable standards for

performance applicable to this RFP and explain plans for compliance with applicable standards.

6. Respondents, to be eligible to bid this project, are required to be in business a minimum of five (5) years and to be licensed in both the City of Chicago and the State of Illinois and to provide a listing of any litigation they have been involved in for the past five (5) years, as well as any debarment or disciplinary actions taken against respondent in the past five (5) years.
7. Respondent(s) must agree to comply with applicable local, state and federal laws and regulations governing the conduct of firms in business with the State of Illinois. Any purchase contract and any other agreements entered into between the Port and selected Respondent(s) shall be governed by and construed in accordance with the laws of the State of Illinois.
8. Respondents shall follow the RFP Response Template (set forth below) to record responses where indicated. Narrative responses may be provided where a template is not specified or where additional explanation is necessary.
9. All responses must be consistent with and reflect the Project Assumptions and Constraints set forth in this RFP. Any deviations, alternative approaches, or assumptions must be clearly identified and justified in the response.

- B. Specific Requirements / RFP Response Template: Proposals should be as thorough and as detailed as possible so that IIPD may properly evaluate a respondent(s)' capabilities.

Proposals should affirmatively acknowledge that Respondents understand and will meet the RFP requirements and shall include details as set forth in the separate RFP Response Template (*excel spreadsheet published herewith*):

## RFP RESPONSE

**Section A: Cover Letter and Executive Summary.** This section should provide a concise, high-level overview of the respondent's proposed approach, key assumptions, and overall understanding of the Project. The executive summary should clearly articulate how the proposal aligns with IIPD's objectives, constraints, and anticipated project complexity in narrative form.

- Cover letter signed by an authorized representative
- Executive summary describing:
  - Overall project approach
  - Key assumptions
  - Major risks and mitigation strategies
  - Unique strengths or differentiators of the proposal

**Section B: Respondent Information and Qualifications and Compliance.** This section is intended to demonstrate the respondent's organizational capacity, relevant experience, and ability to comply with applicable federal, state, and local requirements. Respondents should clearly describe their team structure, compliance approach, and experience delivering similar projects under public or grant-funded programs.

- Respondent Team
- Appropriate business and contracting licenses in good standing
  - Appropriate other licensing in good standing
  - A list of personnel who will work on the project, including resumes of proposed project team members that delineate education, current licenses and certificates, prior employment, and titles.
  - Project Team Structure: An organizational chart describing the roles and responsibilities of each person.
- Federal and State Compliance Experience
  - Demonstrated experience working with federally funded projects, including compliance with:
    - Build America, Buy America (BABA)
    - Davis-Bacon and Related Acts (DBRA)
  - Description of Respondent's approach to DBRA compliance and documentation
  - Experience with Illinois Works and approach to meeting applicable workforce requirements
  - Demonstrated experience securing federal tax credits, including under accelerated or constrained timelines
  - Respondents shall clearly describe their approach to compliance, documentation, audit readiness, and risk mitigation related to all applicable federal and state requirements

**Section C: Project Approach and Technical Description.** This section should describe the respondent's proposed technical and execution approach in sufficient detail to demonstrate

feasibility, constructability, and alignment with the Project Assumptions and Constraints. Responses should reflect an understanding of the dynamic site conditions at Lake Calumet, including parallel workstreams, anticipated load growth, and evolving electrification needs.

Respondents shall provide equipment lists, rooftop load (weight) estimates, and other tabular or quantitative information in the RFP Response Template where indicated. All other technical descriptions, assumptions, and explanations should be provided in narrative form, with sufficient detail to demonstrate feasibility and compliance with the Project Assumptions and Constraints. This section shall include detail regarding the following:

**C.1 - General Project Assumptions:**

- Demonstrate that the project approach meets the constraints listed in the Project Assumptions and Constraints section above.
- Provide preliminary design drawings and system layouts
- Provide rooftop load (weight) estimates based on the designs in the RFP Response Template
- Description of electric load assumptions for system sizing and operational modeling
- Provide a comprehensive project schedule, including:
  - Key development, procurement, construction, and energization milestones
  - Explicit prioritization of actions required to secure federal tax credits
  - Identification of key assumptions embedded in the schedule

**C.2 - Solar Photovoltaic System:**

- Major equipment manufacturers, including compliance with applicable federal requirements
- Description of solar technology and system configuration
- Solar system layout, equipment characteristics, and roof-by-roof configuration
- Electrical interconnection approach, including metering and net-metering
- PV support system type and foundation/attachment methodology
- Module, inverter, and system efficiency assumptions
- DC and AC capacity ratings
- Expected annual energy production (kWh), including modeling assumptions
- Communications, monitoring, and control systems
- Identification of facility or site limitations that may constrain operation
- Project management approach specific to solar installation
- Start-up, commissioning, and testing procedures
- Structural design life and loading assumptions
- Description of scheduled maintenance activities, including frequency and duration

**C.3 - Battery Energy Storage System (BESS)**

- Major equipment manufacturers (cells, modules, racks, inverters, EMS), including alignment with federal requirements
- Description of battery technology and configuration, including:

- Chemistry
- Containerized vs. building-integrated design
- AC-coupled vs. DC-coupled configuration
- Energy storage system layout and spatial requirements
- Electrical interconnection and metering configuration, including interaction with:
  - On-site solar generation
  - Building loads
  - Utility interconnection
- Foundation and structural support requirements
- Rated power capacity (MW) and usable energy capacity (MWh)
- Round-trip efficiency and degradation assumptions over project life
- Expected operational profile (e.g., charging/discharging strategy, peak shaving, resiliency use cases)
- Communications, controls, and EMS architecture
- Cybersecurity, monitoring, reporting, and owner data access provisions
- Fire detection, fire suppression, and safety systems, including compliance with applicable codes and standards
- Identification of facility or site limitations that may constrain installation or operation
- Project management plan and construction sequencing
- Start-up, commissioning, and performance testing procedures
- Design life, warranty terms, and performance guarantees
- Scheduled maintenance, monitoring, and augmentation strategy over the project life

**Section D: Incentives, Tax Credit Strategy.** This section should describe the respondent's approach to securing and preserving applicable federal and state incentives, including federal investment tax credits and Illinois incentive programs. Respondents should clearly identify key assumptions, timelines, risks, and mitigation strategies associated with incentive eligibility and compliance. This section shall include detail on approach regarding the following:

**D.1 - Federal Tax Credits (Section 48)**

- Respondent shall state whether it is confident it is able to secure Federal Tax Credits (Section 48) for the solar photovoltaic systems
- Respondent shall describe its approach to ensure the project(s) secures Federal Tax Credits by meeting applicable timelines for commencement of physical work and/or 5% Safe Harbor
- Respondent shall describe its approach to ensure the project(s) secures Federal Tax Credits by meeting Foreign Entity of Concern requirements
- Respondent shall provide a list of any potential delays, concerns, constraints, or other issues that could prevent securing Federal Tax Credits
- Respondent shall describe critical project steps and dates for applying for elective pay tax credits, and any support offered to the applicant.

**D.2 - Illinois Incentives**

- Experience with IL SHINES and history in projects that have secured REC contracts under IL SHINES
- Approach to securing IL SHINES incentives
- Experience with ComEd DG Rebate and approach to securing DG rebate

**Section E: Commercial Proposal and Pricing.** This section should present the respondent's proposed pricing and commercial terms in a clear and transparent manner, consistent with the Project Assumptions and Constraints. Pricing should reflect not only cost competitiveness but also the respondent's proposed scope, risk allocation, and ability to deliver the Project under constrained and evolving conditions. Pricing information shall be provided using the RFP Response Template unless otherwise specified. Narrative explanations may be included to clarify pricing assumptions, scenario differences, or scope inclusions and exclusions.

**E.1 - Solar Pricing**

- Installed capacity (kW) and estimated production (kWh) per roof
- Installed cost (\$/kW) per roof
- Total build-transfer price per roof
- Estimated incentive values, including:
  - Federal direct pay tax credit
  - IL SHINES REC payments
  - Distributed generation rebates (if applicable)
- Respondents are encouraged to provide pricing under multiple installed capacity scenarios (based on roof load constraints) if those scenarios result in a significant difference in pricing.

**E.2 - Battery Energy Storage System Pricing**

- Installed capacity (kW and kWh) per roof

- Installed cost (\$/kW and, where applicable, \$/kWh) per roof
- Total build-transfer price per roof
- Estimated incentive values, including:
  - Federal direct pay tax credit
  - Distributed generation rebates (if applicable)
- Respondents are encouraged to provide pricing under multiple installed capacity scenarios (based on roof load constraints and associated proposed solar PV) if those scenarios result in a significant different in pricing.

**E.3 - Operations and Maintenance**

- Five-year upfront O&M pricing for:
  - Solar PV systems
  - Battery energy storage systems
- Description of services included and pricing assumptions in a short narrative, in alignment with the Project Assumptions and Constraints.

**Section F: Project Experience and References.** This section should demonstrate the respondent’s relevant experience delivering projects of similar scale, complexity, and regulatory environment. Respondents are encouraged to highlight experience with rooftop solar, battery storage, public-sector clients, and projects involving coordination with parallel construction or infrastructure upgrades. Respondents shall demonstrate:

- Experience delivering complex projects involving:
  - Multiple stakeholders
  - High uncertainty or evolving site conditions
  - Coordination with roofing, electrical upgrades, utility work, and other parallel activities
- Experience working with public or quasi-public entities
- List of similar projects completed within the last five (5) years
- Minimum qualification:
  - At least five (5) commercial rooftop solar PV projects completed in Illinois within ComEd territory
  - At least one (1) project for a local government, school, state, or tribal entity
- References for relevant projects

**Section G: Required Certification and Forms.** This section should include all required certifications, affidavits, and forms necessary to demonstrate compliance with this RFP and applicable legal requirements.

C. **Changes by Respondent(s).** If Respondent(s) changes any element(s) of its bid, IIPD, in its discretion, may disqualify the Respondent(s).

D. **Proprietary Information.** Respondent(s) are hereby advised that the IIPD is subject to the Illinois State Freedom of Information Act, (“FOIA”), (5 ILCS 140/1, et seq.). Confidential information will be treated as such to the extent consistent with the Port District’s legal obligations under FOIA and other applicable laws, regulation or legal process and the provisions of any Confidentiality Agreement between IIPD

and Respondent(s). Upon the request of a Respondent(s), IIPD will entertain reasonable confidentiality agreements concerning confidential or proprietary information a Respondent(s) wishes to protect from public disclosure, provided, however, any such agreement shall be subject to FOIA and other applicable legal requirements as set forth above.

Additionally, Respondents may designate those portions of the Proposal which contain trade secrets or other proprietary data that must remain confidential. If a Respondent includes data that is not to be disclosed to the public for any purpose or used by the IIPD except for evaluation purposes, the Respondent must:

1. Mark the title page as follows: "This RFP Proposal includes trade secrets or other proprietary data ("data") that may not be disclosed outside the IIPD and may not be duplicated, used or disclosed in whole or in part for any purpose other than to evaluate this Proposal. The data subject to this restriction are contained in sheets (insert page numbers or other identification)."
2. Mark each sheet or data to be restricted with the following legend: "Use or disclosure of data contained on this sheet is subject to the restriction on the title page of this Proposal."

The IIPD, for purposes of this provision, will include any consultants assisting in the evaluation of Proposals. If, however, a contract is awarded to this Respondent as a result of or in connection with the submission of this data, the IIPD has the right to duplicate, use, or disclose the data to the extent provided in the resulting contract. This restriction does not limit the IIPD's right to use information contained in the data if it is obtained from another source without restriction.

## VI. COMMUNICATION DURING THE RFP PROCESS

IIPD's contact person for this solicitation Erik Varela, who can be reached at:

Erik Varela, Executive Director  
[iipd@iipd.com](mailto:iipd@iipd.com)

All questions or requests for clarification shall be in writing and must be sent by email to [iipd@iipd.com](mailto:iipd@iipd.com), and directed to the attention of Erik Varela, Executive Director. Emails must clearly indicate "Questions and Requests for Clarification" in the subject line and must refer to "Request for Proposals (RFP) for Development of Rooftop Solar Photovoltaic Systems and Battery Energy Storage Systems."

**Respondent(s) must not communicate directly or indirectly with any IIPD Trustee, officer, employee, or other representative of IIPD or its advisors or customer or their advisors on matters related to this RFP other than the contact person specified above or his designee.**

Answers to questions of general interest, updates and addenda will be posted on the IIPD website: <http://www.iipd.com>

The Port District will review all properly submitted responses and if necessary, may request additional information (in writing and/or through presentations or interviews) or written clarification.

## **VII. DEADLINE AND PROCEDURES FOR SUBMITTING PROPOSALS**

To be assured of consideration, proposals must be received by the Executive Director, at the immediately above-listed address, no later than 12:00 p.m. Central Standard Time on March 11, 2026.

Respondent must submit one (1) hard copy original of the respondent's proposal(s) and at least one (1) electronic copy in .PDF format on a flash drive/memory stick. The original documents must be clearly marked as "ORIGINAL", and must bear the original signature of an authorized corporate agent on all documents requiring a signature. Respondent must enclose all documents in sealed envelopes or boxes.

## **VIII. FEDERAL AND STATE COMPLIANCE REQUIREMENTS**

- ❖ The Respondent shall agree to comply with the constitution of the United States, the Civil Rights Act of 1964 (42 U.S.C. 1971, et seq.), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794, et seq.), the Americans With Disabilities Act of 1990 (42 U.S.C. 1210, et seq.), the Fair Labor Standards Act of 1938 (29 U.S.C. 201, et seq.), the Constitution of the State of Illinois, the Illinois Human Rights Act (Ill. Comp. Stat. 1992, Ch. 775, Sec. 5/1-101 et seq.), the Cook County Human Rights Ordinance.
- ❖ IIPD intends to implement this project in compliance with all applicable federal, state, and local requirements, including those relevant to Clean Ports-aligned activities.
- ❖ Respondents should anticipate compliance with relevant grant-related requirements which may be imposed from time to time, including in relation to funding supplied by the U.S. Environmental Protection Agency (USEPA), the State of Illinois Environmental Protection Agency (IEPA). Such policies and regulations may implicate requirements concerning procurements, provision of services, and administration of grant funding and may include, but are not limited to, the following:
  - Davis Bacon and Related Acts (DBRA): All laborers and mechanics employed for construction, alteration, or repair must be paid no less than the prevailing wage rates established by the U.S. Department of Labor.
  - Illinois Prevailing Wage Act: All projects must pay the higher of the state or federal prevailing wage rates, as applicable to the project location and trade classification.
  - Build America, Buy America (BABA): All iron, steel, manufactured products, and construction materials used in funded projects must comply with domestic content requirements, unless a waiver has been granted by the Illinois Environmental Protection Agency or the U.S. Environmental Protection Agency.

- Illinois Works: Projects estimated to cost \$500,000 or more must align with Illinois Works Apprenticeship goal to expand access to construction careers for historically underrepresented populations through registered apprenticeship and pre-apprenticeship programs. The Apprenticeship Goal provides that apprentices will perform either 10% of the total labor hours actually worked in each prevailing wage classification or 10% of the estimated labor hours in each prevailing wage classification, whichever is less, and that at least 50% of the Apprenticeship Goal shall be performed by graduates of the Illinois Works Pre-apprenticeship program, the Illinois Climate Works Pre-apprenticeship Program, or the Highway Construction Careers Training Program
- National Historic Preservation Act (NHPA): Projects must identify and protect historic and cultural resources that may be affected by construction activities, in consultation with the Illinois State Historic Preservation Office.
- Archaeological and Historic Preservation Act: Projects must avoid or properly manage impacts to archaeological or historic sites that may be discovered during project development.
- Endangered Species Act (50 CFR Part 402): Projects must assess potential impacts on federally listed species or critical habitats and coordinate with the U.S. Fish and Wildlife Service or National Marine Fisheries Service as appropriate.
- Farmland Protection Policy Act: Projects must avoid or minimize the conversion of prime farmland to non-agricultural uses.
- Coastal Zone Management Act: Projects located within Illinois' designated coastal zone must demonstrate consistency with the Illinois Coastal Management Program.
- Other Applicable Federal or State Requirements: Additional cross-cutting requirements may apply as specified in program guidance or through the grant agreement.
- Proprietary Information. Respondent(s) are hereby advised that the Authority is subject to the Illinois State Freedom of Information Law ("FOIL"). Confidential information will be treated as such to the extent consistent with the Authority's legal obligations under the FOIL and other applicable laws, regulation or legal process and the provisions of any Confidentiality Agreement between the Authority and Respondent(s). Respondents are advised that all 9 materials provided will be reviewed jointly by IIPD and the Port Authority.

## **IX. RIGHTS / RESERVATIONS**

IIPD reserves the right to accept or reject any and all Proposals. IIPD further reserves the right to award in part or in whole, to one or more vendors, or to reject any or all proposals, whichever is deemed to be in its best interest of the IIPD.

The IIPD reserves the right to modify, terminate, or restart the process at any time, without giving any reason. The receipt of responses in no way obligates the IIPD to enter into any contract with any party.

The IIPD reserves the right to amend the solicitation, reject any or all Proposals and waive minor defects. This competitive process may require that Respondents provide additional information and otherwise cooperate with the IIPD. The IIPD may request a clarification, interview staff, request a presentation, or otherwise verify the contents of a Proposal, including information concerning subcontractors and suppliers.

The IIPD will make all decisions on compliance, evaluation, and terms and conditions, and shall make decisions in the best interests of the IIPD and in accordance with its policies and applicable statutes and regulations.

The IIPD is not responsible for costs or damages incurred by Respondents, member(s), partners, subcontractors or other interested parties in connection with the RFP process, including but not limited to costs associated with preparing the Proposal and of participating in any conferences, site visits, product/system demonstrations, oral presentations or negotiations.

## **X. MISCELLANEOUS**

Respondent(s) are urged to refer frequently to IIPD's website. IIPD will post questions from Respondent(s) and IIPD's responses as well as corrections, addenda and updates to this RFP, if any on IIPD's website located at: [www.iipd.com](http://www.iipd.com)

“RFP ENCLOSURE 1”

**ALL OWNERSHIP DISCLOSURE**

INFORMATION TO BE PROVIDED:

1. Date Submitted:
2. Submitted by (Name and address as it would appear in Proposal):
3. Check one: Partnership   
Corporation   
Limited Liability Company   
Limited Partnership with a Corporate General Partner
4. Principal Office Address:
5. Official representative (with title):
6. If a PARTNERSHIP, complete the following:
  - A. The undersigned is duly authorized partner of a firm, doing business under the name of:  
in the City of:  
in the County of:  
State of:
  - B. That the firm is a (describe type of firm, i.e., partnership, limited partnership, limited partnership with corporate general partner, joint venture, etc.), organized on \_\_\_\_\_, and the papers of organization, if any, are recorded in (County, State).
  - C. That the following is a complete and accurate list of the names of the members of the firm, participants, partners, joint venturers, and beneficiaries, and the ownership interest of each: (Attach separate sheet if necessary).

NAME

BUSINESS ADDRESS

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That said firm is or will be represented by the following resident agents in the Chicago Area:

NAME

BUSINESS ADDRESS

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Attach the following:

- A copy of the Partnership Agreement
- A copy of the firm's most recent Certificate of Good Standing

7. If a CORPORATION, complete the following:

- A. It is a duly authorized, qualified, and acting corporation organized on \_\_\_\_\_(date) and existing under the laws of the State of \_\_\_\_\_.
- B. That the following is a complete and accurate list of officers, directors, and shareholders of said corporation (attach separate list, or organization chart, if preferred or if necessary). Note: if the Corporation is listed on the New York or American Stock Exchange and its last annual statement and report is submitted, the names of shareholders need not be listed in this form.

President:

Vice President:

Secretary:

Treasurer:

Local Contact or Agent:

List of Shareholders:

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List of Directors:

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C. Attach the following:

- A copy of the Articles of Incorporation.
- A copy of the firm's most recent Certificate of Good Standing

8. If the firm is a LIMITED LIABILITY COMPANY, provide the following:

- A copy of the firm's Management Agreement or Equivalent Documents.
- A copy of the firm's most recent Certificate of Good Standing.
- A statement of membership comprising a list of members and notation as to which members are entitled to a distributional interest.

All of the above documents should be certified by an authorized member or manager.

9. If the firm is a PARTNERSHIP WITH A CORPORATE GENERAL PARTNER, or if any Entity of the firm is owned or controlled by another business entity, provide the following information for the controlling entity:

A. The entity was organized on the State of \_\_\_\_\_ (Date) and exists under the laws of the State of \_\_\_\_\_.

B. That the following is a complete and accurate list of officers, directors., and shareholders of said firm (attach separate list, or organization chart, if preferred or if necessary). Note if the firm is listed on the New York or American Stock Exchange and its last annual statement and report is submitted herewith, the names of shareholders need not be listed in this form.

President:

Vice President:

Secretary:

Treasurer:

Local Contact or Agent:

List of Shareholders:

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List of Directors:

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C. Attach the following:

- A copy of the Articles of Incorporation or Other Organizing Documents.
- A copy of the firm's most recent Certificate of Good Standing.

10. Please submit:

A. List of references:

B. Copies of Insurance Certificates

C. List of Vehicles and Equipment to be provided for this assignment.

D. List of qualifications and number of supervisors to be assigned to the project.