

# **Future Use and Re-Development of the Shoreham Property RFP Proposers' Conference**

April 29, 2009

# Agenda

- Shoreham Property Background
- Shoreham Future Use and Development Goals
- Scope of Services
- Key Milestone Dates
- Evaluation Criteria and Selection Process
- Communications During RFP Process
- Submission of Proposals
- Questions / Answers

# Shoreham Property Background

- 1965 the Long Island Lighting Company (LILCO) announced plans to erect a 500MW nuclear power plant on Long Island.
- 1989 the Shoreham facility was closed down after increasingly intense opposition due in part to the 1979 Three Mile Island and the 1986 Chernobyl accidents. The Shoreham power plant was finally decommissioned in 1994.
- LIPA's enabling statute charged the Authority with decommissioning the Shoreham Nuclear Power Plant and investigating and developing alternative uses for the Shoreham site.

# Shoreham Property Background Continued

- In April, 2008, LIPA President and CEO, Kevin S. Law, formed the Shoreham Advisory Committee to openly and carefully evaluate what opportunities, if any, may exist for the future use and redevelopment of the nearly 60 acres of land owned by LIPA surrounding and including the decommissioned nuclear power plant.
- At the request of the committee, LIPA announced its intention to issue this RFP to procure a firm(s) to work with LIPA and the Advisory Committee to provide ideas and feedback on the redevelopment of the former nuclear plant site and what effect it may have on, among other things, taxes, the environment and the quality of life for nearby residents.
- LIPA has created a special section on its Web site illustrating the history of the nuclear power plant, providing information about the Advisory Committee, which includes an interactive component allowing the general public to offer comments and suggestions on how the property should be redeveloped. That information is available at <http://www.lipower.org/shoreham/>.

# Shoreham Future Use and Development Goals

- Encourage economic development within New York State (particularly on Long Island), potentially to include renewable energy research, development, manufacturing, production, and/or generation.
- Improve the environmental quality in the Long Island region.
- Provide an economic return on the Shoreham property for LIPA and its customers.
- Determine if it is feasible to re-develop the Shoreham property by examining the various technical, political, environmental, financial, and market issues that must be addressed if Shoreham were to be successfully converted to an economically-productive facility or use(s).

- Address community relations associated with the redevelopment of the Shoreham property and involve the members of the Shoreham Advisory Committee, Long Island residents, government officials and regulatory agencies and business, environmental, and civic interests in the project.
- Address the physical site needs of the facility, market value and the capital budget required for both the short-term and phased development of the facility or use(s).

# Scope of Services

- Inventory of the attributes and detriments of the site, surrounding lands, waters, and transportation network.
- Investigate current town zoning regulations and additional land use regulations imposed by other jurisdictions, including Articles VI, VII, and XII of the Suffolk County Sanitary Code.
- Meet with Town and regional planners, elected officials, and other stakeholders to gain insights as to the nature of recently permitted uses in the area, discuss the probability of a zoning change if such seems compelled by local market conditions and community acceptance.
- Research property values of similar type and zoned lands, recent local and regional property sales, and identify property's highest and best future use after remediation.

# Scope of Services Continued

- Determine the likely cost of removal of structures, remediation and preparation of site for construction of buildings that are both permissible and likely to meet with market and community acceptance.
- Estimate the market value of the final product.
- Calculate the rate of return on a developer's theoretical investment in the site.
- Make recommendations regarding the optimal future use(s) for the site and the preferred remediation system(s) to accommodate that use.

# Key Milestone Dates

- Issuance of RFP April 20, 2009
- Proposer's Conference April 29, 2009
- Deadline for Submission of Questions May 8, 2009
- Notice of Intent to Propose May 19, 2009
- Proposal Due Date May 25, 2009 (3pm)
- Interviews (if desired) TBD

# Evaluation Criteria and Selection Process

- **Selection Committee (SC):** A SC has been established to evaluate proposals. The SC will make its recommendation to LIPA's Board.
- **Qualitative/Quantitative Criteria:** Proposals will be evaluated based on stated quantitative and qualitative criteria.
- **Initial Review:** The SC will first review all proposals for responsiveness. The SC may afford Respondents an opportunity to clarify proposals.
- **Pre-Established Evaluation Criteria:** The SC will evaluate all responsive proposals based on pre-established evaluation criteria.
- **Short List, Interviews, and Site Visits:** LIPA may short-list, conduct interviews, and make site visits of Respondents found to be the most qualified based upon the RFP evaluation criteria.
- **Required Forms:** All required forms need to be signed. SC will conduct a vendor responsibility determination based on the submitted forms & may require Respondents to provide additional information.

# Evaluation Process & Criteria Continued

The SC will conduct a detailed qualitative & quantitative assessment of each proposal in the following areas:

- Demonstrated record of experience performing similar services
- Qualifications, experience and availability of the lead person(s) and other individuals assigned to the work and the entity's depth of staff
- Ability to meet the requirements in the RFP Scope of Services, as demonstrated by the program plan, milestone schedule and other information submitted in the proposal
- Overall completeness, clarity and quality of the proposal and responsiveness to the requirements of the RFP
- Cost of the work
- Interviews, if performed

# Communications During RFP Process

- Communications during RFP will be via fax, or directly with the named contacts set forth in the RFP.
- All RFP Documents have been posted on the RFP website located at [www.lipower.org/company/rfps](http://www.lipower.org/company/rfps)
  - Documents distributed throughout the RFP process will be maintained on the LIPA RFP Website.
  - Respondents may ask questions throughout the RFP process by faxing their questions to Mr. Michael J. Deering, Vice President for Environmental Affairs at 516-222-9137 on or before May 8, 2009. LIPA will post answers on the RFP Website.
- The Authority's designated staff for this RFP, as of the date hereof, is Michael J. Deering, Vice President for Environmental Affairs, (516) 719-9874; Monique Brechter, Director of Environmental Affairs, (516) 719-7518; Michael Standridge, Director of Corporate Contracts and Procurement, (516) 719-8620; Bill Funk, Contract Specialist, (516) 719-9235; Matthew Cohen, Director of Government Relations (516) 222-7700 and Kevin Law President and Chief Executive Officer, 516-222-7700. Please use Mr. Standridge as the primary point of contact.

***No other contact with LIPA Trustees, staff, or consultants during the RFP process will be allowed. Violation of this requirement may be grounds for disqualification from the RFP.***

# Submission of Proposals

Twelve (12) hard copies of your proposal and a copy on CD in either Microsoft Word or PDF format are due no later than **3:00 p.m. on May 25, 2009**, in a sealed package or packages. The Authority will not consider proposals received after this deadline. All proposals should be delivered to:

Long Island Power Authority

333 Earle Ovington Boulevard, Suite 403

Uniondale, NY 11553

Attention: Michael J. Deering, Vice President for Environmental Affairs  
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# Questions