

# **STATEMENT OF WORK**

## **SITE DEVELOPMENT, UTILITY AND INFRASTRUCTURE TRANSITION**

**Amended February 17, 2025**

**One amendment to RFP. See table on page 12.**

# **STATEMENT OF WORK**

## **INTRODUCTION**

The southern Ohio Diversification Initiative (SODI), the designated Community Reuse Organization (CRO) of the Department of Energy (DOE), is seeking proposals not to exceed \$160,000 for a utilities/infrastructure study at the former Portsmouth Gaseous Diffusion Plant (PORTS) located near Piketon, Ohio. The purpose of this assessment is to assist in short and long-term planning for reindustrialization and other economic development activities at the site. All aspects of this work must be completed no later than June 30, 2025.

## **DATE**

February 17, 2025

## **SODI PROJECT DIRECTOR**

Kevin Shoemaker, sodilaw@outlook.com

## **SODI PROJECT COORDINATOR**

Joe Moore, jlmoore43123@gmail.com

## **PROJECT TITLE**

Site Development, Utility and Infrastructure Transition

## **HISTORY AND OVERVIEW**

The United States Atomic Energy Commission and its successor, the United States Department of Energy (DOE) have operated and controlled the former Portsmouth Gaseous Diffusion Plant (PORTS), located in Pike County, Ohio, for more than seventy years. For some of that time DOE, enriched uranium for the United States defense purposes and in later years for domestic energy production. The activities at PORTS were understandably confidential, thus leaving the communities around PORTS with limited information about the site.

The DOE Office of Environmental Management (DOE EM) is now in the clean-up process at PORTS and parcels of land are being deeded to the DOE-designated

community reuse organization known as the Southern Ohio Diversification Initiative (SODI). SODI is utilizing the land and other site assets in redevelopment activities, with the goal of providing sustainable employment to replace the jobs that will eventually be lost as the DOE EM cleanup mission progresses and is completed.. SODI is a nonprofit corporation tasked with supporting economic development in a four-county region surrounding PORTS. SODI's Articles of Incorporation enumerate the counties that are subject to SODI support. SODI now has options with multiple developers who are planning developments at PORTS. DOE's efforts in transferring property to SODI have been extraordinary and are recognized as a promise kept by the federal government to transition the site for future economic benefit for the communities that supported our country's defense mission.

To ensure a smooth transition of federal property to SODI and ultimately to private industry, public acceptance and understanding are essential. Historically, DOE, contractors, suppliers, and even SODI have been viewed as "DOE". Transparency and full knowledge of the public will eliminate unnecessary delays and hurdles that may burden the full development of the site. The elimination of confusion regarding what is taking place at PORTS will benefit the public and DOE.

Decisions for providing utilities at PORTS are central to the successful redevelopment of the site for the benefit of the community. DOE has owned the utility infrastructure and operated the utilities at PORTS during operations and cleanup of the facility however DOE EM has stated they will not be a long-term utility provider to private developers who are part of the site redevelopment DOE intends to eventually be a utility customer for its remaining operations at the site. A tremendous amount of site readiness planning is required to assure that DOE and future potential industry users have access to necessary utilities.

## **SCOPE**

SODI wishes to hire an experienced professional with knowledge of industrial site development to review existing site utility infrastructure data, analyze private developers' utility needs, and create a strategy and recommendations to meet those needs. This will need to include the transfer of PORTS's site utilities and associated infrastructure from DOE ownership to non-DOE ownership for viable utilities, improvements to existing utilities, and/or the need to develop utilities capable of meeting the future needs of site developers and ongoing developers such as Centrus Energy Corp. and the Depleted Uranium Hexafluoride (DUF6) facility. The strategy shall recommend options, with cost estimates for each option, for a phased transition of the existing utility infrastructure to one that will accommodate new industrial developers while ensuring that existing site developer's utility needs are met and not disrupted or compromised. In addition, while maintaining access to the national grid interconnect, SODI is seeking recommendations to determine if PORTS could operate independent of the national electric grid and

recommended options for transitioning PORTS from being on the electrical grid to being off-grid and behind the meter site if such an option is possible.

## **TASKS TO BE PERFORMED**

### **Task 1: Information and Data Collection**

Analyze existing information and data available (e.g., Nuclear Siting Study, PORTS utility matrix, interactive PORTS future Concept Map, developer utility needs survey, etc.) and updated and gather other information as needed about PORTS's utility infrastructure and the utility needs of existing site developers, the capacity and projected utility needs of the local area (municipalities, counties, townships, service providers, etc.), and the estimated utility needs of potential new developers as outlined in the PORTS Transformation Master Plan. Provide a summary of the information and data collected, as well as a reference list documenting where the information and data were obtained.

### **Task 2: Utility Infrastructure Assessment**

Based on the information and data collected and compiled for Task 1, perform an assessment of PORTS's existing utility infrastructure and required services, as well as the utility capacity and projected needs of the local area, and the estimated utility needs of potential new developers as outlined in the PORTS Transformation Master Plan. The assessment needs to identify any weaknesses in the existing utility infrastructure, as well as identify any additional studies (geologic, environmental, load demand, cost projections, etc.) that may need to be completed to support site redevelopment. Include a list of assumptions made that are in addition to the assumptions specified in the PORTS Transformation Master Plan and SODI Land Use Plan.

### **Task 3: Utility Infrastructure Ownership Transfer**

Based on the Utility Infrastructure Assessment (Task 2), recommend options for transferring PORTS's site utilities and associated infrastructure from DOE ownership to non-DOE ownership for viable utilities, improvements to existing utilities, and/or the need to develop utilities capable of meeting the future needs of site developers and ongoing developers.

### **Task 4: Utility Services**

Recommend options for how utility services can be provided to PORTS's developers, existing and potential future developers, while under DOE ownership and for when under non-DOE ownership. The recommendations should include:

- potential terms and conditions to consider in site services agreements
- pricing options and cost structure for utility services
- potential terms and conditions of access agreements and use of easements
- potential utility owners and/or partnerships

### **Task 5: Utility Infrastructure Improvement**

Based on the Utility Infrastructure Assessment (Task 2), recommend utility infrastructure improvements, with cost estimates for each improvement, that are deemed necessary and desirable for attracting to new industrial developers as outlined in the PORTS Transformation Master Plan. The improvement recommendations need to ensure that existing site developer utility needs are met and not disrupted or compromised. Additionally, the recommendations need to include those that can provide benefit to the local area in terms of enhancing quality of life and expanding opportunities for economic growth.

### **Task 6: Potential Funding Sources for Utility Infrastructure Improvement**

Develop a list of potential funding sources that could be obtained and utilized to implement the utility infrastructure improvement recommendations provided in Task 5.

### **Task 7: Off Grid Options**

While maintaining access to the national grid interconnect, SODI is seeking recommendations to determine if PORTS could operate independent of the national electric grid and recommended options for transitioning PORTS from being on the electrical grid to being off-grid and behind the meter site if such an option is possible.

### **Vendor qualifications**

- Must have demonstrated knowledge and expertise in site redevelopment, utility analysis, and planning.
- Must have demonstrated knowledge and, preferably, experience with industrial-scale energy developers.
- Must have the ability to frequently travel to Pike County, Ohio, and other locations in Ohio as needed to fulfill project responsibilities.
- Must have knowledge of federal and state funding opportunities.
- Knowledge of Federal Energy Regulatory Commission (FERC) and North American Electric Reliability Corporation (NERC) is highly preferred.

- Demonstrated knowledge and experience with economic development and business, community, and industry collaborations is highly preferred.
- Knowledge and prior work experience with federal offices, regulatory entities, federal sites, and programs is highly preferred.
- Knowledge and prior work experience in developing industrial and energy parks is highly preferred.
- Applicable industry certification(s) highly preferred such as Professional Engineer or other applicable certification.

### **Reporting Requirements**

- Each month, the consultant must submit an activity report and related invoicing documentation within ten (10) days following the end of the month in order for SODI to meet US DOE monthly reporting and invoicing requirements.
- Invoices shall indicate billing time frame and show total costs for labor and total costs for travel for the work completed for the billing period.
- Invoices must also include contractor’s full name, business identification number, purchase order number, address, telephone number, and receipts for travel reimbursement (mileage, lodging, per diem) when invoices are submitted.
- Must include a discussion section on the major activities conducted during the reporting period.

### **Deliverables**

- Summary of Information and Data Collected
- Summary of Utility Infrastructure Assessment
- Utility Infrastructure Ownership Transfer Recommendations
- Utility Services Recommendations
- Utility Infrastructure Improvement Recommendations
- List of Potential Funding Sources for Utility Infrastructure Improvement
- Off Grid Recommended Options

### **Period of Agreement**

The term of the agreement shall commence no later than 15 days after selection of the vendor and contract award.

### **Termination**

Either party may terminate this contract after thirty (30) days from the effective date of the contract term. Termination may occur by giving the other party thirty (30) days prior written notice of intent to terminate; except that any breach of this contract shall be just cause to terminate immediately the contract and any obligations existing thereunder without any prior notice to you.

### **Bidding Timeline**

RFP Issued

February 14, 2025

Questions Due	February 21, 2025
RFP Due	February 28, 2025
RFP Anticipated Award	March 14, 2025

### **Proposal Evaluation**

- Qualifications of company as previously listed: *Qualified Employees and Key Personne*
- Relevant or transferable experience: *Experience with similar scopes of work*
- Quality and adequacy of response: *Completeness, responsiveness, clarity, ability to meet proposal timelines*
- Proposal ability to address off-grid options
- Favorable references from two previous clients for similar scopes of work.

### **Proposal Components**

The Proposal shall include a definitive plan for competing each of the seven (7) task areas described previously with estimated timelines for competing each area and provide a total cost for completing the entire scope of work. The Proposal needs to demonstrate the applicant's alignment with qualifications listed above. The proposal needs to include two references from previous clients for similar scopes of work. Proposals should be submitted via electronic mail in one singular document, in a digital format with print capabilities to the Project Coordinator at the contact information listed previously.

### **Interviews**

SODI reserves the right to conduct interviews with all or some of the Bidders at any point during the evaluation process. However, SODI may determine that interviews are not necessary. In the event interviews are conducted, information provided during the interview process shall be taken into consideration when evaluating the stated criteria.

### **Additional Investigations:**

SODI reserves the right to make such additional investigations as it deems necessary to establish the competence and financial stability of any firm submitting a proposal.

### **Exceptions To Contract Terms And Specifications**

The Bidder shall clearly identify any proposed deviations from the Contract Terms or Specifications in the Request for Proposal. Each exception must be clearly defined and referenced to the proper paragraph in this RFP. The exception shall include, at a minimum, the Bidder's proposed substitute language and opinion as to why the suggested substitution will provide equivalent or better service and performance.

If no exceptions are noted in the Bidder's proposal, SODI will assume complete conformance with the Contract Terms and Specifications. Bidders who wish to propose modifications to the contract provisions must clearly identify the proposed deviations and any

proposed substitute language. However, the provisions of the Request for Proposal cannot be modified without the express written approval of the Project Coordinator. If a proposal or offer is returned with modifications to the contract provisions that are not expressly approved in writing by the Project Coordinator, the contract provisions contained in SODI's Request for Proposal shall prevail.

### **Negotiations**

SODI reserves the right to conduct discussions with Bidders, and to accept revisions of proposals, and to negotiate price changes. During this discussion period, SODI will not disclose any information derived from proposals submitted.

### **Deadline & Delivery**

SODI will receive proposals via email to the Project Coordinator at the contact information provided previously until 11:59PM EST, Friday, February 28, 2025. Any proposal received after the time and date specified, prepared or submitted, may not be eligible for consideration. Bidders are cautioned to write all descriptions and monetary amounts clearly so there is no doubt as to the intent and scope of the proposal. Erasures and other changes in the proposal must bear the signature or initials of the bidder. ALL PROPOSALS MUST BE SIGNED.

Failure to provide this information may result in rejection of the proposal. SODI reserves the right to reject any proposal not prepared and submitted according to the provisions herein outlined, and may reject any or all proposals. Any proposal may be withdrawn prior to the proposal due date by contacting the Project Coordinator.

### **Questions Regarding this Proposal**

All questions are considered formal and may only be submitted via email to the Project Coordinator. All responses will be returned via email.

All questions should be directed to the Project Coordinator identified above via email no later than 5:00PM EST on February 21, 2025.

### **Additional Terms & Conditions of Submitting a Proposal**

#### **Costs incurred by bidder**

The bidder, by submitting a proposal, agrees that any cost incurred by the bidder in responding to this RFP, or in support of activities associated with this request, are to be borne by the bidder and may not be billed to SODI. SODI will incur no obligation or liability whatsoever to anyone by reason of issuance of this RFP, or action by anyone relative thereto.

#### **Signature & submission**

Proposals must be dated, signed by an official authorized to bind the bidder to the terms of the proposal and submitted to SODI in accordance with the terms and conditions of this RFP.

#### **Obtaining clarification**



All issues and questions raised in this RFP must be answered in full. Each bidder understands and agrees that it has a duty to inquire about and clarify any RFP issue that the bidder does not fully understand or believes may be interpreted in more than one way. Every attempt will be made to promptly answer all inquiries from each bidder.

**Contractual obligations**

The contents of proposals submitted by the successful bidder will be considered contractual obligations upon award.

**Sales Tax**

SODI is exempt from Ohio sales tax and federal excise tax, including federal transportation tax.

**Formal & Informal RFPs/Proposal opening**

This is an informal RFP and will not be read at a public opening. Written requests for proposal results must include the Request for Proposal number and closing date.

**Proprietary Information**

All evaluation documents for proposals are non-proprietary and subject to disclosure as SODI deems necessary after contract award. To exempt information provided in the proposal from disclosure, bidders should identify any and all sections of their proposal they consider trade secrets or proprietary information. Bidders will be solely responsible for protecting their own trade secret(s) or proprietary information and will be responsible for all costs associated with protecting this information from disclosure. SODI will keep one (1) copy of proposals in accordance with its record retention schedule.

**Use of SODI's Name**

No Supplier providing proposals, products or services to SODI will appropriate or make use of SODI's name or other identifying marks or property in its advertising without prior written consent of SODI.

**Terms & Conditions- The following” displayed below must be completed and returned with the bid.**

Provide complete Company Name and address to which to send a Purchase Order (if awarded):

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Email address	
Website address	

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Proposal Prices are valid for _____ days (the duration of the contract is preferred).			
FOB pt	<i>Destination</i>		
Payment Terms			
Representative name			
Rep Phone number		Fax number	
Email address			

*For reporting purposes only:*

Is bidder's firm a certified Minority Business Enterprise in the State of Ohio (Y or N)? \_\_\_\_\_

Certified with the State of Ohio as an EDGE Supplier? \_\_\_\_\_

Otherwise certified as a Disadvantaged Business Enterprise? (if yes, explain): \_\_\_\_\_

\_\_\_\_\_

Signature | \_\_\_\_\_ Date | \_\_\_\_\_

**References**

Provide three (3) references relevant to this scope of work who have contracted with the bidder for the similar services and/or products. If such references are not available, list references which match as closely as possible.

Company Name			
Address			
Contact Name			
Phone		Email address	

Company Name			
Address			
Contact Name			
Phone		Email address	

Company Name			
Address			
Contact Name			
Phone		Email address	


<b>Task Number</b>	<b>Task</b>	<b>Milestone Description (Go/No-Go Decision Criteria)</b>	<b>Milestone Verification Process (What, How, Who, Where)</b>	<b>Anticipated Date (Months from Start of the Project)</b>
1	Information and Data Collection	Summary of Information and Data Collected	Send pdf copy of Summary of Information and Data Collected to SODI Project Director	April 30
2	Utility Infrastructure Assessment	Summary of Utility Infrastructure Assessment	Send pdf copy of Summary of Utility Infrastructure Assessment to SODI Project Director	May 31
3	Utility Infrastructure Ownership Transfer	Utility Infrastructure Ownership Transfer Recommendations	Send pdf copy of Utility Infrastructure Ownership Transfer Recommendations to SODI Project Director	June 30
4	Utility Services	Utility Services Recommendations	Send pdf copy of Utility Services Recommendations to SODI Project Director	June 30
5	Utility Infrastructure Improvement	Utility Infrastructure Improvement Recommendations	Send pdf copy of Utility Infrastructure Improvement Recommendations to SODI Project Director	June 30
6	Potential Funding Sources for Utility Instructure Improvement	List of Potential Funding Sources for Utility Instructure Improvement	Send pdf copy of List of Potential Funding Sources for Utility Instructure Improvement to SODI Project Director	June 30
7	Off Grid Options	Off Grid Recommended Options	Send pdf copy of Off Grid Recommended Options to SODI Project Director	June 30