

## TOWN OF SMITHFIELD BID TABULATION



**Project:** Sale/Lease - Smithfield Landfill Property for the Sole Purpose of Solar Development

**Project No.:** 25113

**Bid opening Date:** Wednesday, March 5, 2025

**TIME:** 11:00AM

**Bid Prepared by:** Carlos A. Santos, Procurement

**NOTES:** Closure Management LLC submitted the proposal and will cap the landfill.

They are part of a cooperative group that includes : **RPA Service, LLC** 189 Hyde St. Cranston, RI 02920, they are the financial arm purchasing the property. **Fuss & O'Neill**, 317 Iron Horse Way, Providence, RI 02908 is the civil engineering and permitting firm. Lastly, **Associated Energy Developers**, located in Plymouth, MA will design, develop, operate and maintain the solar field.

|          |  |              |                | * Closure Management, LLC<br>215 Buena Vista Drive<br>North Kingstown, RI 02852<br>Attn: Kenneth Foley<br>P:<br>E: | Watershed Solar Development<br>ISM SolarDevelopment LLC<br><br>Attn: Greg Lucini<br>P: (401) 426-5557<br>E: glucini@ismgroup.com | Revity Energy<br>349 Centerville Road<br>Warwick, RI 02886<br>Attn: Ralph Palumbo<br>P: 401-688-6875<br>E: Ralph@revityenergy.com | Attn:<br>P:<br>E:      |             |        |  |
|----------|--|--------------|----------------|--|--|---|------------------------|-------------|--------|--|
| ITEM NO. | BID ITEM DESCRIPTION   |              |                | AMOUNT   | AMOUNT   | lease term  | AMOUNT                 | Unit Cost   | AMOUNT |  |
|          | PURCHASE:  |              |                | \$ 2,966,520.00  | not specified  | Didn't provide a purchase option  |                        |             |        |  |
|          | LEASE:   | 25 year term | not applicable |  | not specified  | over the 25 year lease  | \$ 1,778,518.00        |             |        |  |
|          | * Closure Management LLC proposal erroneously added an adjacent lot (AP 42-092) not specified in the RFP to their bid amount!  |              |                |  |  |   |                        |             |        |  |
|          | ** During the 25 Year life of Solar Operations - Closure Mgt. proposes to pay the Town \$1,073,342.00 in lieu of taxes:  |              |                |  |  |   |                        |             |        |  |
|          |  |              |                | \$ 1,073,342.00  |  |   |                        |             |        |  |
|          |  |              |                |  |  | proposed 2 - 5 year extensions  |                        |             |        |  |
|          | *** Closure Mgt. further claims that the sale of property to RPA Services would save the Town, over the 30 year post closure period, approximately \$900,000.00 in post closure monitoring and maintenance expenses. |              |                |  |  |   |                        |             |        |  |
|          |  |              |                |  |  |   |                        |             |        |  |
|          | <b>TOTAL BID AMOUNT</b>  |              |                | <b>\$ 4,039,862.00</b>   | <b>\$ -</b>  |   | <b>\$ 1,778,518.00</b> | <b>\$ -</b> |        |  |

\*REFERRED TO THE EVALUATION COMMITTEE AND FUTURE RECOMMENDATION WILL BE FOWARDED TO THE TOWN COUNCIL FOR APPROVAL