



**REQUEST FOR INFORMATION (RFI)
and
EXPRESSIONS OF INTEREST**

For

**NEW ARENA ENERGY INFRASTRUCTURE/HVAC EQUIPMENT,
ENERGY FINANCING, and RELATED SERVICES**

The Classic Center Arena

**THE CLASSIC CENTER CCA
Athens, Georgia
RFI# CCA-ARENA1ENERGY**



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I. General Information

A. OVERVIEW

The Classic Center CCA (“CCA”), an Authority of the State of Georgia, in cooperation with the Unified Government of Athens-Clarke County (ACC), is soliciting submittals of information and Expressions of Interest (EOI) from firms specializing in one or more of the following: Facility Energy/HVAC equipment provision, Facility Energy/HVAC Equipment financing, and, providing other related equipment and/or services to optimize efficient and effective facility energy infrastructure for the Classic Center Arena which is currently being designed and planned to be under construction by 2022.

CCA and ACC are currently working with Perkins & Will, the designer for the planned public arena to be constructed in downtown Athens, Georgia, known as Project No. ARENA1, Classic Center Arena Project (“Project”). The Project is one of a set of capital improvement projects included in a Special Purpose Local Option Sales Tax (SPLOST) which was approved by voters on November 5, 2019. SPLOST funds are providing a portion of arena funding, with most of the funding being obtained through CCA initiatives.

This Request for Information (RFI) seeks to identify potential solutions for optimizing both the funding and performance of the eventual energy infrastructure for the arena and seeks to solicit Expressions of Interest (EOI) from providers of any of the above-mentioned equipment or services. Responses to this RFI shall be reviewed by a select committee of CCA and ACC and information received from submittal packages may be used to develop a Request for Proposals (RFP) or other procurement for actual purchase or contracting of equipment or services.

CCA, retains the right to reject any or all information or EOI submittals or subsequent submittals and/or proposals, and to waive technicalities, irregularities, and informalities, and retains the right to cancel or conclude this solicitation or any subsequent procurement at any time without selecting a firm to provide the described services, without any liability to any respondents, or any other person or entity, and is under no obligation to make an award

relating to this RFI or subsequent procurement to any person or entity. The final terms of any agreement contemplated by this solicitation or subsequent procurement will comply with the final terms and conditions of the CCA; subject, in all cases, to strict compliance with the applicable laws and ordinances of the State of Georgia and Athens-Clarke County (ACC).

B. RESTRICTION OF COMMUNICATION AND CONFIDENTIALITY.

From the time of advertisement of this solicitation until final award is made to a successful respondent from any subsequent procurement and such award is announced, interested firms are not allowed or permitted to communicate about this solicitation or envisioned scope with any staff or any official representatives of the CCA, ACC, or their consultants to the Project, except for submission of questions as instructed in the RFI, or as provided by any existing work agreement(s). Finalists and Apparent Awardee(s) of any subsequent procurement are restricted from making public statements or press releases about their selection as finalists or their apparent award. For violation of this restriction, the CCA reserves the right to reject the submittal of the offending respondent.

Information submitted in response to this RFI shall remain confidential until such time that a subsequent RFP process or other procurement is completed or cancelled. CCA reserves the right to communicate, through the issuing officer, with firms that respond to this RFI for additional information or clarifications. All respondents to this RFI are subject to instructions communicated in this document and are cautioned to completely review the entire RFI and follow instructions carefully. Each Respondent will be responsible for clearly identifying and labeling any records contained in its proposal as "trade secret" that the respondent has reasonably determined meet the definition of "trade secret" under Section 10-1-761(4) of the Georgia Code and that the proposer wishes to be exempt from disclosure under Section 50-18-72(a)(34) of the Georgia Code or any other applicable law. The Respondent must affirmatively declare that specific information constitutes trade secrets pursuant to Article 27 of Chapter 1 of Title 10 of the Georgia Code.

Respondents are advised that their designation as "trade secret" will not be binding on CCA or determinative of any issue relating to confidentiality. CCA will not accept blanket designations that do not clearly identify information and materials that are "trade secrets". CCA or ACC may, in their sole discretion, and subject to compliance with the Open Records Laws and other applicable law, treat the whole of the relevant Section(s)/document(s) that are subject to such a blanket designation as subject to disclosure pursuant to the Open Records Laws.

All material submitted regarding the RFI becomes the property of CCA and ACC. Any activity pursuant to this RFI is governed by all applicable laws, including without limitation, Georgia, and Federal antitrust laws. Neither CCA nor ACC is responsible to return any or all the information furnished by the Respondent. In no event will the CCA, ACC or any of their agents, representatives, consultants, directors, officers, or employees be liable to a Respondent or subcontractor for the disclosure of all or a portion of any information submitted in response to this RFI.

C. PROJECT INFORMATION

1. Arena Goals

The CCA intends for the Arena to be a significant enhancement to the downtown Athens environment, a popular public assembly facility for the City of Athens and a successful enhancement to the CCA campus that incorporates the latest in design, construction, and efficiency for ultimate operations. LEED certification and high efficiency equipment in concert with environmentally sustainable technology in accordance with CCA and ACC goals shall be required, and such level will be determined as the design phase of the Project progresses. In addition to being multifunctional and state of the art, the Project must be designed to meet the applicable standards and specifications of known and potential CCA clients and stakeholders, using information gathered through the successful Lead Architect team's engagement with the CCA team. The Project must also be competitive with similar facilities recently constructed throughout the southeast United States and will be designed to host events such as concerts and other music events, family shows, sports, public assembly events, stage shows, hockey and competitive sports tournaments, conventions, expositions, other amusement and entertainment attractions, and other special events.

2. Energy Objectives and Current Initiatives

In addition to this RFI, which seeks potential solutions for optimizing both the funding and performance of the eventual arena facility energy infrastructure, the CCA and ACC have enlisted Perkins & Will for arena design and to specify arena energy infrastructure requirement and parameters. The current program and concept of the arena (**Attachment A to this RFI**) has been generally accepted and shall be assumed to be required. The heated and cooled space allocation of this concept is provided herein as **Attachment B to this RFI**. Firms interested in providing equipment, financing, and other services are encouraged to submit information that conforms to these current conceptual objectives or provide information as to why different objectives or other directions might be more suitable or necessary for equipment that optimizes energy performance.

The construction delivery method for this Project will be CM/GC (construction manager at-risk) and will employ the services of a CM and subcontractors which the CCA, ACC, Lead Architect, and any equipment provider (if applicable) will coordinate with, including in installation of some or all portions of the facility energy equipment. process. A Commissioning Agent/provider may also be utilized by the CCA and will be involved in facility energy infrastructure. ACC has overall county sustainability goals, which should be reviewed by respondents on the ACC website. Separate to this RFI, CCA and ACC will be pursuing a Solar Energy procurement agreement (SEPA), which may encompass not only the Arena, but also the existing Classic Center facilities.

3. Project Location

The Project will be in downtown Athens, Georgia, adjacent to the Classic Center, near the University of Georgia in eastern downtown, and near the Hickory Street multi-modal transportation center. More information (site diagrams) about the location of the Project can be obtained on the CCA Website.

4. Project Completion Schedule

The target date for substantial completion of the Arena Project is on or about October of 2023.

II. RFI Process

A. RFI PROCESS RESOURCES

The CCA has enlisted the following appropriate resources for assistance in carrying out this process:

1. Project Procurement Director

This individual shall be assigned by the CCA and will be responsible to the CCA and for the joint interests of the CCA and the ACC. This individual shall be the Issuing Officer and SOLE CONTACT during this solicitation and shall facilitate any related subsequent procurement processes in close coordination with the arena team.

2. Review Committee

This Committee shall be composed of qualified persons approved by the CCA and ACC to review respondent firms' information, EOIs, and other submittals.

B. METHOD OF COMMUNICATION

Public procurement documents, notices, clarifications, and associated addenda (if issued) will be publicly posted on the Georgia Procurement Registry (GPR) and on the CCA Website at the following web address <https://www.classiccenter.com/171/Request-for-QualificationsProposals>.

General communication of relevant, significant information regarding this solicitation will also be made via the above sites. Known interested firms and those firms which are deemed likely to be interested may be directly solicited immediately after public advertisement, however all firms are responsible for checking the sites on a regular basis for updates, clarifications, and announcements.

The CCA reserves the right to communicate via electronic-mail with the respondents' primary contacts provided in submitted information. The Project Procurement Director named herein shall be the SOLE point of contact for participating firms for the duration of the procurement. Other specific communications will be made as indicated in the remainder of this RFQ. The CCA reserves the right to reject the submittal of any respondent violating this provision.

III. Schedule of Events

The following Schedule of Events represents the CCA's best estimate of the schedule that will be followed. All times indicated are prevailing times in Athens. The CCA reserves the right to adjust the schedule, with prior notice, as it deems necessary.

a. CCA issues public advertisement of RFI	6/25/21	-----
b. Deadline for submission of written questions and requests for clarification-	7/1/21	2:00 PM
c. CCA provides answers/clarifications/addenda-	7/5/21	-----
d. Deadline for submission of Information and EOIs	7/12/21	2:00 PM

IV. DELIVERABLES for Interested Firms

The Information and EOI must be submitted in accordance with the instructions provided herein, **must be categorized and numbered as outlined below**, and must be responsive to all requested information:

A. GENERAL INFORMATION ABOUT RESPONDENT

1. Provide basic company information: company name, address, name of primary submitting contact, telephone number, email address, and company website. If the firm has multiple offices, the submittal should include information about the parent or main company and any local branch office separately. Identify main administrative office from which an account for a scope such as the Owners' might be managed if the firm were to respond to a future RFP.
2. Provide form of ownership, including state of residency or incorporation, and number of years in business. Is the respondent a sole proprietorship, partnership, corporation, LLC, or other structure?

B. RESPONDENT'S EXPERIENCE

1. Provide general information on the firm's experience in providing any relevant equipment, financing, or other services described herein, and any related services for programs/clients/facilities similar in complexity, size, scope, and function to the arena. Describe 3 systems, programs, or clients, in order of most relevant to least relevant to the envisioned scope, that demonstrate the firm's qualifications to provide expert perspective and industry information to the Owners. For each system/program/client, the following should be provided:
 - a. Client entity name, service location and dates during which services were performed.
 - b. Clear general description of equipment, financing, investment, or other services performed by your firm.
 - c. Relevant budget.

2. Provide a general statement on the firm's experience and qualifications in a corresponding role for similar clients. Point out any energy systems of extreme complexity, including experience in providing energy equipment, financing, or other services for large public facilities. Briefly include any industry ratings or national achievement recognitions to attest to the level of expertise, efficiency and/or effectiveness.

C. INFORMATION IN RESPONSE TO ARENA CONCEPT, REGARDING FACILITY ENERGY EQUIPMENT, ENERGY INFRASTRUCTURE FINANCING OPTIONS, AND OTHER INFORMATION FOR OPTIMIZING FACILITY ENERGY USAGE AND FUNDING

Having reviewed the RFI and Attachments herein, and in consideration of the planned facility, arena concept and goals, CCA and ACC energy goals, and energy needs/usage, please provide information using the categories below. ***Where applicable to your firm***, provide a narrative and technical solution information which may serve CCA and ACC in gaining insight into the following:

- a) Your firm's perspective of the energy equipment necessary for optimization of energy usage and owner costs, utilizing "best practices", "state of the art", and information on your firm's specific or range of solutions available, considering the specific uses of the facility and the energy needs (including hockey ice production and use).
- b) Your firm's perspective on the latest and best financing and/or investment resources/tools available to public entities such as CCA and ACC in obtaining the energy equipment necessary for optimization of energy usage and owner costs. Provide any specific or range of solutions in this area your firm specializes in.
- c) Your firm's perspective on overall HVAC/energy plant requirements, energy and water conservation measures, and specific technological advances which should be pursued by CCA and ACC for the arena, and how much of an impact in energy and cost savings these will have, considering the specific uses of the facility and the energy needs (including hockey ice production and use).
- d) Your firm's concise perspective on any energy or financing solutions available to the CCA and ACC which can impact how quality, customer experience, and any other benefits to CCA and its customers may be best/better achieved.
- e) Provide a formal letter of Expression of Interest (EOI), indicating your firm's interest in being included in a subsequent RFP or other procurement opportunity to provide related solutions for the project. Concisely indicate which solution(s)/area(s) your firm would most be inclined to offer/be involved in.

V. SUBMITTAL INFORMATION

A. SUBMITTAL OF QUESTIONS AND REQUESTS FOR CLARIFICATION

Questions about any aspect of the RFI, or the project, shall be submitted prior to the appropriate deadlines indicated in the Schedule of Events, and shall be submitted in writing to the Project Procurement Director:

Richard Sawyer, via email: richard@classiccenter.com

The deadlines for submission of questions relating to the RFI are the times and dates shown in the (Schedule of Events- Section III). From the issue date of this solicitation until a successful respondent is selected from any subsequent procurement and the selection is announced, the Restriction of Communication shall be in effect. At any time prior to the submission date, the CCA may issue an RFI addendum to further clarify any part of this RFI, amend this RFI or issue instructions or further information. Each such addendum will be posted and/or distributed to all respondents. In addition, the CCA may adjust any timelines related to the RFI, project referenced herein or otherwise.

B. SUBMITTAL OF INFORMATION AND EOIs

Submittal(s) must be provided to the Project Procurement Director via email in a single.pdf file, printable on standard (8½" x 11") paper. The pages of the submittals must be numbered. A table of contents with corresponding tabs must be included to identify each section as instructed in this RFI. Responses are generally limited to 25 pages or less using a minimum of size 11 font. Each submittal shall be prepared simply and economically, providing straightforward, concise delineation of respondent's information. Fancy colored displays, and promotional materials are not desired. Emphasis should be on completeness, relevance, and clarity of content.

ATTACHMENT A
ARENA CONCEPTUAL FLOOR PLAN

(See Dropbox Link, below):

<https://www.dropbox.com/s/x3wry3n7pvg1eqf/CCA%20ARENA%20Conceptual%20Floor%20Plan.pdf?dl=0>

ATTACHMENT B

ARENA HEATED/COOLED SPACE ALLOCATION

(See Dropbox Link, below):

<https://www.dropbox.com/s/wx0as7ezxg0tbkx/ARENA%20SPACE%20ALLOCATION-%20HEATED%20%26%20COOLED.pdf?dl=0>