Jo-Carroll Depot LRA

Pipeline/Non-Pipeline Alternative

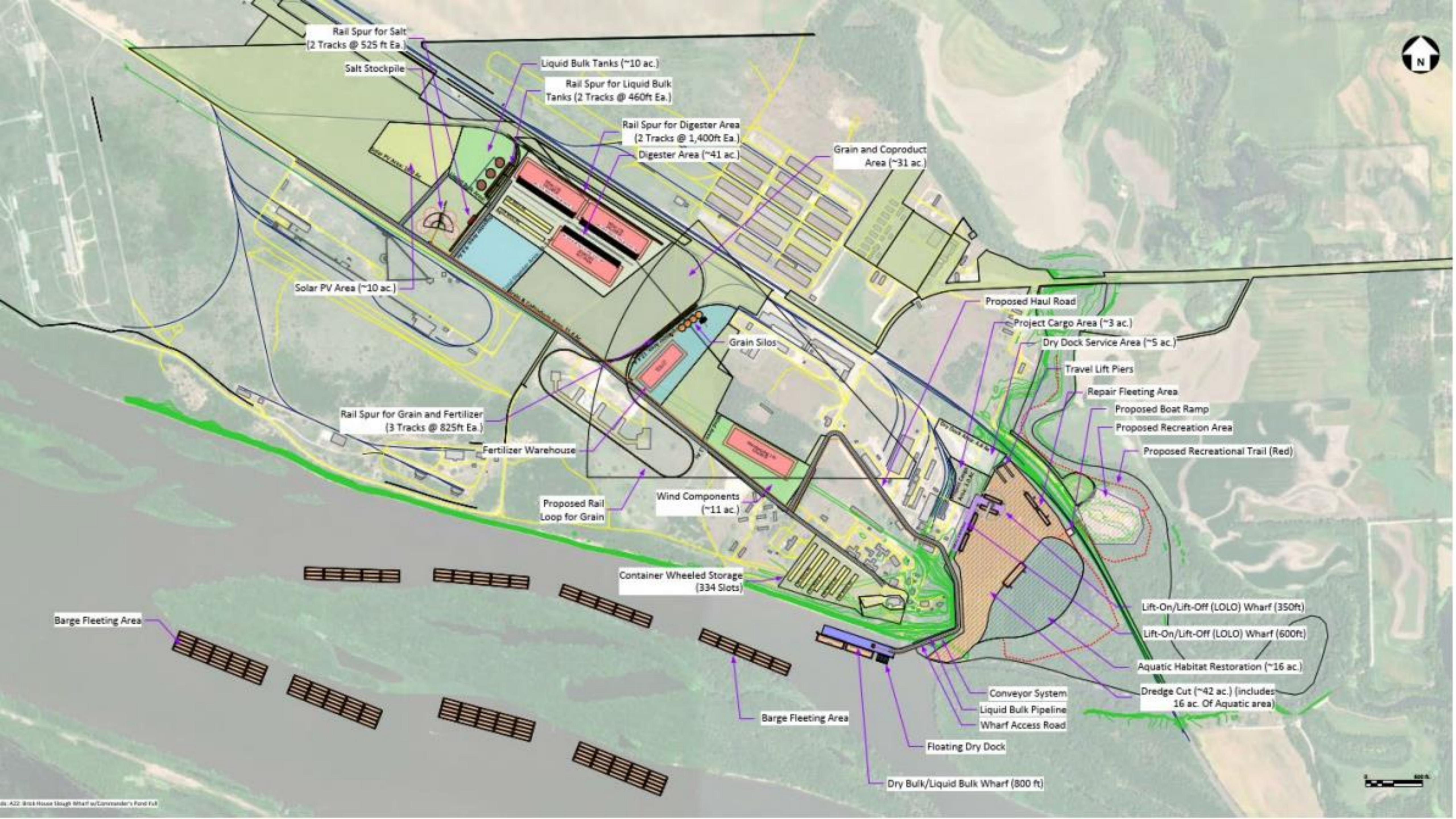
Pre-Proposal Conference

Outline

1. Savanna Industrial Park and JCDLRA Overview
2. RFP Objectives
3. Key RFP Details and Timeline
4. Resource Requirements and Needs
5. Tradeoff Analysis
6. Evaluation Criteria
7. Key Terms and Conditions
8. Q&A

Savanna Industrial Park Overview

- Former Army Munitions Depot (1918-1995)
- Total of 13 000 Acres, 10 000 Acres USFWS Refuge
- 3 000 Industrial Use Acres, 400 Acres Earmarked for Port-Related Development
- Current tenants include grain handling, logistics, rail & related, small manufacturing
- Aim to Locate Large Industrial/Agribusiness User - e.g., Soybean Processing
- Site is Ideal for Clustering Manufacturing – e.g., Welding, Fabrication, Barge Repair
- No Natural Gas Service, Tenants Currently Use Propane

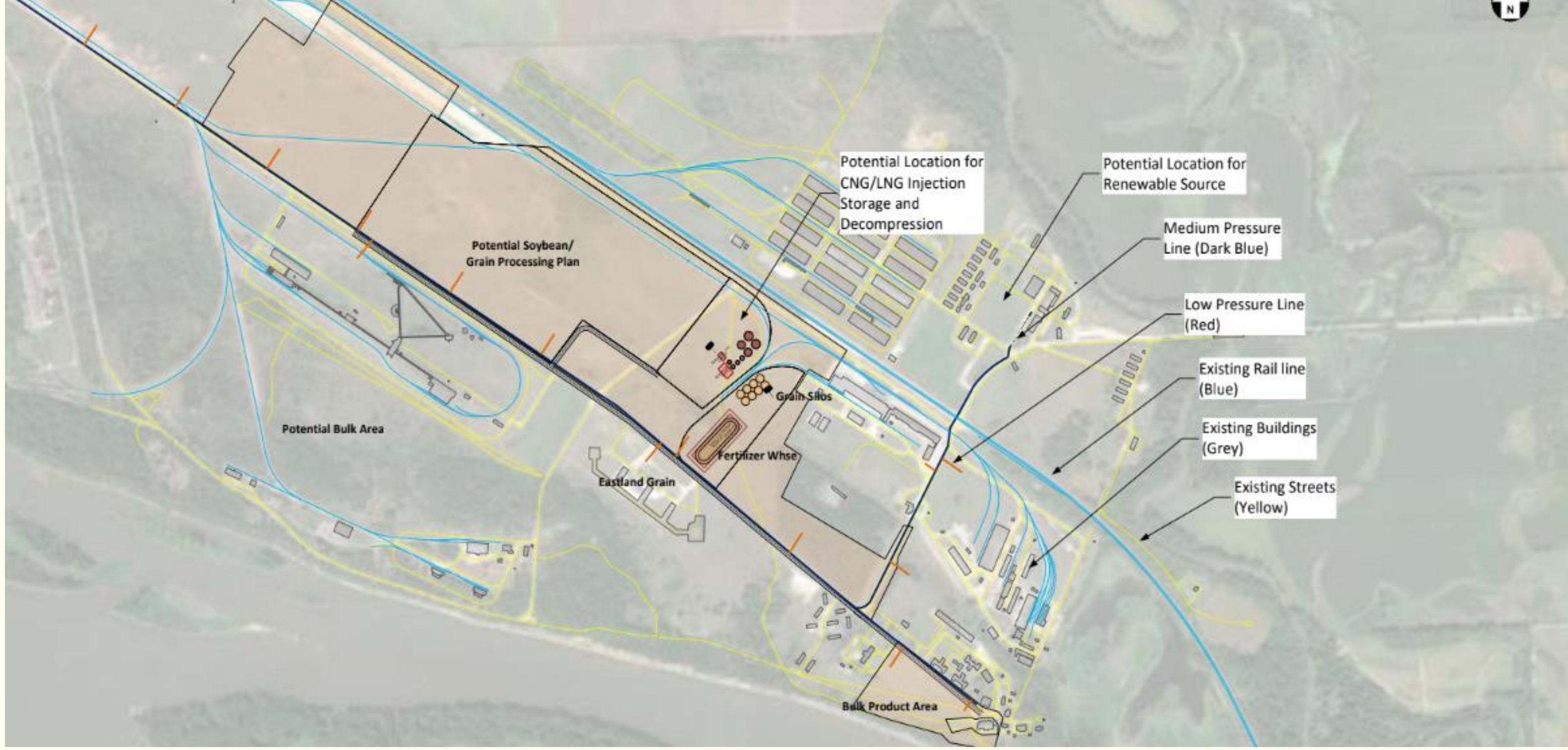


Rail Spur for Salt
(2 Tracks @ 525 ft Ea.)
Liquid Bulk Tanks (~10 ac.)
Salt Stockpile
Rail Spur for Liquid Bulk
Tanks (2 Tracks @ 460ft Ea.)
Rail Spur for Digester Area
(2 Tracks @ 1,400ft Ea.)
Digester Area (~41 ac.)
Grain and Coproduct
Area (~31 ac.)
N
Solar PV Area (~10 ac.)
Proposed Haul Road
Project Cargo Area (~3 ac.)
Grain Silos
Dry Dock Service Area (~5 ac.)
Travel Lift Piers
Repair Fleeting Area
Proposed Boat Ramp
Rail Spur for Grain and Fertilizer
(3 Tracks @ 825ft Ea.)
Proposed Recreation Area
Fertilizer Warehouse
Proposed Recreational Trail (Red)
Wind Components
(~11 ac.)
Proposed Rail
Loop for Grain
Container Wheeled Storage
(334 Slots)
Barge Fleeting Area
Lift-On/Lift-Off (LOLO) Wharf (350ft)
Lift-On/Lift-Off (LOLO) Wharf (600ft)
Aquatic Habitat Restoration (~16 ac.)
Conveyor System
Dredge Cut (~42 ac.) (includes
16 ac. Of Aquatic area)
Liquid Bulk Pipeline
Wharf Access Road
Barge Fleeting Area
Floating Dry Dock
Dry Bulk/Liquid Bulk Wharf (800 ft)

JCDLRA/UMRIPD Overview

- JCDLRA Tasked to Transfer & Develop Industrial Park Property
- UMRIPD Tasked to Develop Public Port Facility at SIP
- Port Master Planning & Capital Improvement Projects Underway
- On-Site Projects Supported by IL DOT, IL DCEO, IL EPA, DOE, DOD, MARAD
- Economic Development, Job Creation & Workforce Development Priorities
- Goal is to Develop 21st Century Intermodal Facility and Supporting Infrastructure
- Ideal Location for Multimodal Facility & Energy Hub

RFP Objectives



Required Scope:

- Plan, Design, Engineer, Permit, Build, and Operate a natural pipeline distribution system for the Industrial Park. Deliver gas for the term of the Agreement (230-400 mmbtu/day equivalent)

Envisioned approaches

- Virtual pipeline approach with trucked-in CNG/LNG/RNG
- Traditional interconnection along highway 84

Phase 1 (appx. 6 months)	Planning, engineering design, and permitting
Phase 2 (appx. 12 months)	Procurement, construction, and commissioning
Phase 3 (5 years)	Operate, maintain, and deliver Resources

Key RFP Details

Phases

- Three phases are anticipated for the scope of work as outlined in the table below. Interested parties should review Section II.A1 (Required Needs and Services) for full details

Phase 1 (appx. 6 months)	Planning, engineering design, and permitting
Phase 2 (appx. 12 months)	Procurement, construction, and commissioning
Phase 3 (5 years)	Operate, maintain, and deliver Resources

Cost-share and compliance with State grant requirements

- Funding for this project is coming from State of Illinois Department of Commerce and Economic Opportunity. Selected proposer(s) will be required to contribute a minimum of 20% cost share.
- Other CFR 200 terms and conditions and bondability requirements apply

Key RFP Details

Application Requirements

1. Interested parties must indicate their intention to participate by emailing the email address (RFP@savannaindustrialpark.org) no later than Friday, September 26th. You are not required to submit a full proposal if you indicate your intent.

2. Applications must contain the following:

Document	Required?	Page Limit
Technical Volume	Yes	40 pages maximum
Attachment A: Trade off Analysis	Yes	Use provided template, 5 pages maximum
Attachment B: Resumes, References, Insurance	Yes	3 pages per resume/CV/reference
Attachment C: Confidentiality Agreement	Optional	Use attached template
Attachment D: Cost-share Commitment Letter	Yes	No page limit

RFP Timeline

JCDLRA Issues Request for Proposal	9/3/2025
Pre-Proposal Conference	9/16/2025
Proposal Intent Deadline	9/26/2025 (5:00PM EDT)
Final Day to Submit Questions	9/30/2025 (5:00PM EDT)
JCDLRA Answers to Questions	No later than 10/7/2025 (within 1 week)
RFP Responses Due	10/31/2025 (5:00PM EDT)
RFP Selection Date	November-December 2025
Contract Execution	January-March 2026
Anticipated Resources In-Service Date	July 2027 (or sooner)

Estimated Project Timeline

	Q3 2025	Q4 2025	Q1 2026	Q2 2026	Q3 2026	Q4 2026	Q1 2027
RFP Process	Aug - Nov 2025						
Contract Negotiations		Nov. '25 – Mar. '26					
Planning Work				APR. '26			
Design/Engineering					May – Dec '26		
Permitting					May – Dec '26		
Construction							Jan – July 2027
Gas Delivery Begins							By July 2027

Resource Requirements and Needs

Resource Estimation

- Currently there is no natural gas service to the Industrial Park- all existing tenants utilize propane for heat
- Prior feasibility studies estimate a total of 24,000 lateral feet of pipe needed inside the property limits of the Industrial Park to service current and future tenants.
- Based on plans to build out the port and expected tenant demand, an estimate of 230 mmbtu/day will be needed in the summer, and 400 mmbtu/day will be needed during peak demand. The minimum Resources requested is 230 mmbtu for the In-Service Date
- JCDLRA requests assistance with assessing this demand into the future as part of phase 1 of the project
- For virtual pipeline projects, it is critical that adequate storage capacity be available

Resource Requirements and Needs

Eligible Resources may include any or all of the following types:

- Interconnection and extension to the main natural gas line
- Delivery/storage of RNG/CNG/LNG to the extent allowed by local, State and Federal laws and regulations
- Fuel substitutions including electric/geothermal heat pumps and/or other forms of “beneficial electrification”
- Incremental natural gas energy efficiency Resources (e.g. high efficiency heating, appliances, etc.)
- Incremental natural gas demand response Resources (e.g. fuel switching controls, WIFI or Smart Heating systems)
- Other Resources which meet all the requirements of this RFP including, but not limited to:
    - Heat recovery systems
    - Combined heat and power technology
    - Building envelope measures to reduce heating, ventilation and air conditioning (HVAC) load, such as insulation and air sealing
    - Electric energy efficiency, renewable energy, or storage technologies

Tradeoff Analysis

- To evaluate the Proposals, one criterion will be the degree to which the Proposer has considered various quantitative and qualitative tradeoffs associated with the proposed approach compared to a traditional natural gas service line interconnection. The expected cost of the traditional natural gas service interconnection is estimated to be in the range of $7.7 - $12.8 million in 2025 dollars.
- Each Proposal is required to include a tradeoff analysis as part of their Proposal.
- Proposers are encouraged to include other metrics (economic, environmental, and social) when performing this trade-off analysis. Examples of metrics are included in the RFP (see Section II.C).
- A template for the Tradeoff analysis is included with the RFP. Proposers can use their own format if they wish provided it meets the requirements and page limit restrictions

Evaluation Criteria

This is a best-value Proposal process. JCDLRA will evaluate, score, and rank the Proposal submitted by each Proposer against the Proposals submitted by other Proposers in response to this RFP. The evaluation and ranking of the provided information will focus on conformance of each Proposer's submittal with the requirements of this RFP as well as the proposed pricing and other factors of each proposed opportunity.

A Maximum of 100 points are available. See Section IV.B for full descriptions of each criterion

- Technical Approach and Work Plan (30 Points)
- Tradeoff Analysis (15 Points)
- Schedule and Milestones (10 Points)
- Experience and Past Performance (25 Points)
- Budget Reasonableness and Cost Control (20 Points)

JCDLRA, may at its discretion select one, some, or none of the proposals submitted as part of this RFP process. This RFP creates no obligation to execute a contract.

Key Terms and Conditions

Winning proposer(s):

- Must adhere to several Illinois specific laws including
    - Illinois Works Jobs Program Act
    - Prevailing Wage Act
    - Equipment of Illinois Workers on Public Works Act
- Will be responsible for complying with reporting and monitoring requirements
- Will be responsible for adhering to other terms and conditions regarding reasonable, allowable, and allocable costs, bondability, and other cost principles stated in 2 CFR 200.
- Must include their cost-recovery mechanism in their proposal as well as have this approved by ICC
- Must adhere to Illinois and Federal laws, regulations, safety, and quality standards

See section V and VI of the RFP for complete details

QUESTIONS?