

REQUEST FOR PROPOSALS FOR A WIND ENERGY PROJECT

STATE OF IDAHO

IDAHO DEPARTMENT OF LANDS

DATE OF RELEASE HERE

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SECTION 1 – GENERAL INFORMATION

1.1 Introduction

The Idaho State Board of Land Commissioners (Board) through the Idaho Department of Lands (IDL) is seeking proposals from qualified parties for wind energy exploration and the development of wind energy facilities on state endowment land in _____ County, Idaho. The State considers qualified parties to be experienced wind energy developers who are capable of successfully designing, financing, constructing, maintaining, operating, decommissioning and reclaiming commercial-scale wind energy facilities.

Article IX of Idaho's Constitution established the State Board of Land Commissioners and authorizes the Board to act as trustees for and manage lands granted to the state at statehood (state endowment land), on behalf of Idaho's public schools and other named beneficiaries. Consistent with this mandate, the Board is obligated to manage the assets of each trust with undivided loyalty to the beneficiaries of the trust and in such a manner as will secure the maximum long term financial return to the beneficiaries.

The State is authorized to enter into a lease on endowment land for commercial purposes, which include wind energy facilities, in accordance with *Idaho Code 58-307*.

The Board reserves the right to reject any and all proposals and not to enter into a lease if it is not in the best interest of the endowment beneficiaries.

1.2 Site Description

Insert information here regarding land location, site access, existing encumbrances, easements, leases, etc.

Legal Description

The following state endowment lands are included in the proposal:

Include complete legal description Section, Township, Range, Acreage, Endowment (?)

1.3 Definitions

Unless the context requires otherwise, terms not defined in this RFP shall have the meanings defined in Appendix A – Lease for Wind Energy Development and Production. The following words shall have the following meanings:

Project – For purposes of this RFP, “project” means the wind energy exploration, the development of wind energy facilities and the operation of such facilities described in a proposal submitted in response to this RFP.

Proposer – For purposes of this RFP, all references to “proposer,” “respondent” or “developer” are synonymous and mean the potential lessee. All proposals submitted in response to this RFP must be made by a person of legal age to enter into a lease or a legal entity.

State – For the purpose of this request for proposal (RFP), the terms “the State,” “the State of Idaho,” “State Board of Land Commissioners,” “Board,” “Idaho Department of Lands,” or “IDL,” are synonymous and mean the State of Idaho.

1.4 Lease Negotiations

The State’s proposed lease is attached to this RFP as Exhibit A. Interested parties must submit requested changes to the terms of the proposed lease in writing to IDL during the question and answer period set forth in section 1.6. During the question and answer period, interested parties should identify the lease term, explain why it is problematic, suggest language for the State to consider, and explain why it is in the best interest of the endowment beneficiaries to adopt the suggested language. Modifications arising from the question and answer period will be issued as addenda to the RFP. If a requested change is not made during the question and answer period, Proposers submitting a response to this RFP agree to be bound by the terms of the proposed lease as of the closing date of the RFP.

The State does not intend to negotiate lease terms. The State may, however, negotiate lease terms where it is in the best interest of the endowment beneficiaries.

1.5 Notice of Interest, Distribution of Addenda

To record your interest in this RFP and to receive e-mail updates from IDL regarding this RFP, please send a message to:_____. Your message must include:

- Your name and title
- Company name
- Mailing address
- Email address
- Telephone number
- Fax number
- Principal contact person, if different than above and their contact

The information you provide will be used to create a contact list and registry for this RFP. If you do not have access to email, you may call _____.

All questions posed to IDL, all IDL responses, and all addenda to this RFP, will be posted on IDL's website. IDL will also distribute questions, answers and addenda to each person on this registration list. It is the responsibility of Proposers to check IDL's website for addenda and information prior to the submission deadline. IDL is not responsible if Proposers registered on the contact list do not receive distributions via email.

1.6 Question and Answer Period

IDL will accept questions concerning the RFP until _____. Questions must be submitted to the IDL contact identified in section 1.11. Parties submitting questions should note the information required by section 1.4 for questions concerning lease terms.

1.7 Proposal Format

Proposals must be written and prepared on white bond paper (standard 8.5" by 11" format) with text displayed in no smaller than a ten (10) point font. One (1) unbound original and five (5) copies of the proposal are to be submitted. Any oversized documents must be included in an appendix, folded to size, and secured in the proposal.

1.8 Where to Send Proposals – Deadline for Receipt

To be considered for the opportunity to develop wind energy exploration and wind energy facilities on the site described in section 1.2, each respondent must submit the appropriate number of sealed proposals to the address shown below:

All proposals must be received before 5:00 p.m. Mountain Time on _____ to receive consideration. IDL will not accept Proposals submitted by email or facsimile.

1.9 Modification or Withdrawal of Proposals

Proposers may withdraw their proposal and submit a revised proposal prior to the response deadline. After the response deadline, proposer-initiated changes will not be accepted. Requests to withdraw, modify, or correct a proposal already submitted must be made in writing and include the original signature(s) of those having the authority to sign and legally bind the entity.

1.10 Confidential or Proprietary Information

If the proposer considers portions of the proposal to be confidential or proprietary those sections of the proposal must be clearly marked confidential on every page. IDL will not accept proposals or other documents that are marked indicating the

entire document is confidential or contains proprietary information. Proposers should carefully review section 4.2 concerning public records and confidentiality.

1.11 IDL Contact

Proposers with questions should contact _____ at the IDL _____ Area office, telephone (208) _____, email: _____.

SECTION 2 – CONTENTS OF REQUEST FOR PROPOSAL

2.1 Proposal Preparation

Proposals are to be prepared with an adequate level of detail and completeness to allow evaluation by the State using the standard evaluation criteria described in Section 3 of this RFP. Proposers may submit more than one (1) proposal. If more than one (1) proposal is submitted each must be submitted as a separate proposal that includes all the requested information.

Proposers are asked not to submit any information not directly related to the proposed project. Any such materials will not be considered by the evaluation panel in the process of scoring and ranking the proposals and may be discarded before the proposals are distributed to the panel.

A responsive proposal will include the information requested below, in the order requested.

2.2 Proposal Cover Sheet

Proposers must submit a completed Proposal Cover Sheet, as shown in Exhibit B, for each proposal submitted. Proposers are required to provide all the information requested on the form. Proposals with an incomplete Proposal Cover Sheet will be considered nonresponsive.

2.3 Project Summary

Proposers must:

- A. Provide a statement of the proposer's vision of the project as well as the proposer's development philosophy.
- B. Describe in detail all improvements proposed for the project and total acreage needed to construct said improvements, including the approximate number of towers on the site, turbine make, type and nameplate power production capacity, amount of power to be generated, location of any substations, transmission lines, maintenance buildings, and other improvements, and their

estimated cost. This section must include, at a minimum, descriptions of the anticipated site engineering and infrastructure requirements, all applicable regulatory requirements, environmental management and any other requirements for the project.

- C. Attach a plat map showing the project and the location of all improvements.
- D. Describe all anticipated operation and maintenance requirements and responsibilities for the project. Information concerning subcontracts must be included as more particularly described in section 2.8(A)(6).
- E. Submit the proposed schedule for completing the project, including each of the phases anticipated in the attached lease, as applicable to the proposal. For development occurring in stages, describe the minimum amount of development necessary to generate the capital required for subsequent stages or to otherwise assure that the project will be sustainable, and the ability of each separately developed production area to stand alone as a viable venture, if necessary.

2.4 Site Access

Proposers must provide a description of access to the site. The description must identify ownership of any existing roads, and include a plan to acquire access over public and private property where access does not currently exist. The access plan must include an estimate of construction, maintenance and fee costs associated with acquiring access over public and private property, including existing roads, and the information used to develop such estimate.

2.5 Analysis of Impacts

Proposers must:

- A. Identify known or potential environmental impacts caused by the project, both during and after development, such as impacts to fish and wildlife and their habitat in the proximity of the project, including, but not limited to: avian species; bats; candidate, listed and proposed endangered or threatened species. Describe measures that will be taken to minimize and mitigate those impacts.
- B. Provide an analysis of all significant impacts of the proposal, including but not limited to air quality, including dust emissions; erosion; litter; hazardous and deleterious substances; roads and traffic, storm water runoff, wastewater conveyances and treatment, water supply, utilities, and other infrastructure; water quality; noise and visual impacts; archeological and historic sites; and regional recreational impacts. Describe the nature and extent of each impact and describe measures that will be taken to minimize and mitigate those impacts.

2.6 Water Rights

Proposers must describe a plan for acquiring, developing, or transferring water rights to meet any anticipated water demands for the project during and after development. Water rights on endowment lands may be applied for by the proposer however they must be held in the name of the State of Idaho.

2.7 Government Regulation/Permits and Other Authorization

Proposers must describe government regulations applicable to the project and the proposer's plan for compliance. Proposers further must describe all permits, easements, licenses, agreements, contracts, and other authorizations necessary to implement each phase of the project. The proposal must include a statement regarding the compliance of the project with current local planning and zoning ordinances. A plan to address any necessary zoning changes must be included.

2.8 Proposer Capability

A. Proposers must include the following business and background information:

1. Describe the entity proposing the project, including its name, address, and primary business activity. Include background information indicating why the proposer is qualified to bid on the RFP. Identify the organizations and key personnel responsible for implementing the project including the identification of the project manager, his/her tenure, and the scope of responsibility. Identify the personnel or organization responsible for the following areas:
 - a. Project resource assessment and energy projections;
 - b. Project financing;
 - c. Project design, engineering, procurement and construction specifications;
 - d. Interconnection and substation design;
 - e. Project environmental assessments and community liaison;
 - f. Permits and related approvals;
 - g. Regulatory compliance;
 - h. Project construction, commissioning potential decommissioning/reclamation;
 - i. Risk management, insurance performance bonding;
 - j. Project operations;
 - k. Project maintenance.

Provide a brief description of the relevant experience of the key personnel and organizations identified for the responsibility areas listed above. If the successful proposer desires to change key personnel and organizations identified in the proposal at any time during the term of the lease, the successful proposer shall submit the request for change and the resume of

the candidate for the position to the State for approval. The State may decline to approve a candidate if the candidate's relevant experience materially varies from the experience described in the proposal.

2. Provide information detailing the proposer's relevant experience in developing, owning and operating similar wind energy projects during the last five (5) years. Proposers must include:
 - a. A description of the project owned, developed and operated by the proposer;
 - b. The value and financial performance of the projects.
3. Provide five (5) references knowledgeable about the previous wind energy facility experience of the proposer for the project. For each reference, identify the title of the project, provide a brief description of the project, identify the start and, if applicable, end date of the project, and the name, title, telephone number and address of the contact. The State reserves the right to contact and consider information provided by other individuals, entities, customers and officials of customers other than those identified by the proposer.
4. Discuss and identify the proposer's type of business organization. Include all subsidiaries, affiliates, and related companies, as well as the following information:
 - a. A legal entity organization chart;
 - b. A managerial organization chart;
 - c. Professional qualifications, licenses, and business experience of the managerial staff;
 - d. The country or state where organized, the location of its principal place of business, and the countries and states in which it is authorized to do business. Legal entities must be authorized to do business in the State or become authorized prior to execution of a lease;
 - e. A comprehensive list of all litigation (pending, settled, and judgments) and all alternative dispute resolution proceedings (including arbitration and mediation) for the prior ten (10) years involving the proposer and with a liability or potential liability in excess of fifty thousand dollars (\$50,000). For each item, provide the date initiated and concluded, the name of all parties involved, the nature of the dispute, the venue, and the final disposition;
 - f. A description of any and all contingent liabilities.
5. Identify the individual(s) authorized to negotiate and/or execute a lease with the State.
6. Give the full name, address and qualifications of any consultants, contractors or sub-contractors you expect to use on the project. If a sub-

contractors is proposed as the provider of the day-to-day responsibilities of the development or operation phases of the project, proposers must submit the reference information set forth in section 2.8(A)(3), the business information set forth in section 2.8(A)(4), and the financial information set forth in section 2.8(B) for such sub-contractor.

B. Proposers must include the following financial information:

Provide current financial statements for the proposer, including the documents requested below. If the proposer is a subsidiary of another entity or affiliated or related with another entity and intends that such entity's financial position be considered and evaluated, both the proposer and the parent, affiliated or related entity must sign the Proposal Cover Sheet and any lease arising from this RFP and agree to be bound by the terms of such documents. If the financial statements are unaudited, proposers must provide an explanation of why audited financial statements have not been obtained or submitted. These documents must be signed and dated by an authorized agent.

1. Year end balance sheets for the past three (3) calendar years;
2. Year end profit and loss statements for the past three (3) calendar years;
3. Current payable and receivables aging reports;
4. Current cash flow statement;
5. A signed release statement for credit review from Dun & Bradstreet, Moody's and Experian; and,
6. Any other documents or information that provides evidence of the respondent's ability to guarantee performance under a lease with the State of Idaho.

C. Proposers must fully disclose the names of persons or entities associated with the proposer who may have a conflict of interest with any activity of this project. Conflicts of interest include an ownership interest in or employment by any entity that may be engaged to provide goods or services to the project other than the proposer, a professional relationship with any public official that may be or become involved in the project in his or her official capacity, and an ownership in or employment by any entity that may receive economic benefit by the success or failure of the project. Include an explanation of the relationship and reasons that a conflict may exist. Proposers may be subject to disqualification based on conflict of interest as determined by the State.

2.9 Financial Feasibility of the Project

A. Financial Projections

Provide the following financial projections and information for the project:

1. Annual profit and loss projections for at least the first five (5) years of the operation phase.
2. Annual cash flow projections for at least the first five (5) years of the operation phase.
3. A detailed analysis of capital purchases or improvements.
4. The projected financial performance under the economic scenarios set forth on Exhibit C.

B. Source of Capital

Proposers must provide a description of the structure and status of the project financing, the significant conditions under which the financing depends and the milestones that need to be achieved to secure the financing required for the project, including but not limited to:

1. Amount of capital needed and how it will be raised;
2. Amount of capital raised to date, if any, and its source(s); and
3. Identification of the third party which will help finance the project;
4. Provide assurance from any third party financier of their financial support. Describe any caveats and conditions to financing commitments such third party financiers have specified. Include the relevant documents imposing such caveats and conditions such

2.10 Business Offer/Compensation to the State

Proposers must provide a proposed rent for the State for each phase of the lease, as more particularly described in the Lease attached as Exhibit A.

SECTION 3 – PROPOSAL EVALUATION PROCESS

Each complete proposal received prior to the deadline set in section 1.8 will be reviewed and evaluated by an evaluation panel. The panel will review proposals to determine whether they contain the requested information in the required format. The evaluation will only be based on the information submitted in response to this RFP.

The evaluation panel may determine that additional information is needed to fully evaluate a proposal. Information or required details may be sought from the proposer in the form of additional written material or an oral presentation that will expand upon the original material delineated in the proposal.

Proposals that provide the requested information in the required format will be designated responsive. Proposals that do not meet these requirements will be designated non-responsive and set aside. The State reserves the right to identify, clarify, and accept any minor irregularities or informalities in determining whether a proposal is responsive or non-responsive. Each proposer will be notified within seven (7) business days after the submittal deadline of whether their proposal has been determined to be responsive or non-responsive. Non-responsive proposals will be returned and not considered further.

Responsive proposals will be evaluated and ranked according to the Standard Evaluation Criteria outlined below. The panel may select the proposer based on the proposal only or may choose to create a short list of the top respondents and conduct interviews prior to choosing a finalist. Upon completion of the evaluation process, IDL will review the evaluation panel's selection and will make a recommendation to the Board as to which proposal should be selected or, if appropriate, which should be considered further. The following standard evaluation criteria will be used for evaluating each complete and responsive proposal.

Standard Evaluation Criteria	Possible Points
Completeness	Pass/Fail
Proposed Development Plan	15
Capability of Proposer	30
Financial Feasibility of the Project	20
Business Offer	35
<i>Total Possible Points</i>	<i>100</i>

Completeness – Pass/Fail – Proposals that are deemed as complete by the State will be reviewed under the remaining criteria. Incomplete proposals will be designated non-responsive and receive no further consideration.

Proposed Development Plan – 15 POINTS – The evaluation panel will consider the degree to which the proposed wind energy exploration and wind energy facilities meets the State's long term financial objectives for commercial assets as identified in the IDL asset management plan.

Capability of Proposer – 30 POINTS

- A.** Demonstrated experience of the development entity and team members in the successful financing, development, operation and financial performance of projects of comparable type, size, scale, and complexity on time and within forecast budgets. (10 points)
- B.** A demonstration that the proposer's business operations, business practices, financial resources, and access to capital are adequate to support the proposed project and assure its success. (10 points)
- C.** Experience and understanding of the approval process and all authorizations that may be required for the project (e.g., zoning, conditional uses, building permits, etc.). (6 points)
- D.** Experience working with the public sector on developing wind energy exploration and wind energy facilities projects. (4 points)

Financial Feasibility of the Project – 20 POINTS

This evaluation will be based on the extent to which the proposal demonstrates the proposer's experience and qualifications to build and operate a wind energy exploration and wind energy facilities on a State lease and supports an objective evaluation by the State of the potential for the project to be successful. It will include an assessment of the project budget, including estimated capital, operating and decommissioning/reclamation costs, permitting costs; profit and loss; and projected cash flows. The State will consider how those factors affect the short- and long-term financial returns to the endowment beneficiary.

Business Offer to the State – 35 POINTS

The evaluation will consider the proposed rent offered to the State.

SECTION 4 – GENERAL CONDITIONS

4.1 No Obligation/Right to Reject

This RFP does not obligate the State to enter into a lease. The State may, at its discretion, reject any and all proposals or cancel this RFP at any time and re-offer the land for lease at a later date. The final decision to accept or reject a proposal or to enter into a lease rests with the Board and is subject to the Board's discretion as the trustees of State endowment lands.

This RFP is not a solicitation for competitive bids. The State expressly reserves the right to determine which proposal best meets the financial objectives of IDL's asset management plan and the best interests of the endowment beneficiaries.

Notwithstanding any other provision of this RFP, and in addition to those rights accorded by law and policy, the State reserves the right to take any of the following actions during the proposal evaluation process.

- A. Revise the solicitation, evaluation, or selection process including extending the submittal deadline or canceling without selecting a developer;
- B. Reject any or all proposals with or without cause;
- C. Determine the timing, arrangement, and method of presentation throughout the process;
- D. Verify and investigate the qualifications and financial capacity of the proposer and the information provided in the proposal;
- E. Request more information or more detailed information from a proposer, as necessary to make an adequate and fair evaluation of each proposal or to consider the State's obligations to the beneficiaries;
- F. Obtain input from any federal, state or local governmental entity, or from consultants;
- G. Enter a lease based solely on original proposals;
- H. Accept or reject any item or a combination of items contained in a proposal;
- I. Negotiate any and all terms and conditions of this transaction regardless of their inclusion in or omission from this RFP; and
- J. Take any other steps deemed necessary to select a developer for this property.

4.2 Public Records and Confidentiality of Information

All proposals shall become the property of the State and unless otherwise exempted under Idaho Public Records Law, *Idaho Code § 9-337 to 9-348*, will become official public records subject to disclosure after the completion of the solicitation, evaluation, and selection process. The Idaho Public Records Law allows the open inspection and copying of public records. These records may be reviewed by appointment by anyone requesting to do so at the conclusion of the process. This process is concluded when a signed lease has been completed between the Board and the selected proposer.

Public records include any writing containing information relating to the conduct or administration of the public's business prepared, owned, used or retained by a State or local agency regardless of the physical form or character. If a proposer considers any element of a proposal to be exempt from disclosure, pursuant to the Idaho Public Records Law, the proposer must so indicate by marking each page

containing confidential information and include the reasons the information should be exempt from disclosure. Marking the entire proposal as exempt is not acceptable, nor is a statement that all or most of the proposal is exempt from disclosure. Such requests will not be honored. The State, to the extent allowed by law and in accordance with this provision, will honor reasonable requests for nondisclosure.

The proposer shall indemnify and defend the State against all liability, claims, damages, losses, expenses, actions, attorney fees and suits whatsoever for honoring a request for nondisclosure or for the proposer's failure to designate individual documents as exempt. The proposer's failure to designate as exempt any document that is released by the State shall constitute a complete waiver of any and all claims for damages caused by any such release. If the State receives a request for materials claimed exempt by the proposer, the proposer shall provide the legal defense for such claim and pay all expenses incurred by the State in connection with such request.

4.3 Restrictions on Contact

Proposers are advised that from the date this RFP is issued until the award of a lease, IDL staff is prohibited from providing any information related to this solicitation, without authorization from the designated contact person. IDL staff will not hold one-on-one meetings with any respondents or prospective respondents during any phase of the RFP process, except as part of a scheduled and structured interview.

Proposers are asked not to take any activities or actions that promote or advertise their proposals except in the course of IDL-authorized presentations. Except for proposals submitted to IDL on or before the submittal deadline, IDL requests that no proposals be distributed by proposers before any public disclosure regarding the RFP process, the proposal or any subsequent awards without written approval by IDL.

Failure to abide by these communication and promotion restrictions may be grounds for disqualification.

4.4 Selection of Successful Proposer

IDL staff may select the successful Proposer or submit a recommendation to the Board as to which proposal(s) should be selected or receive further consideration. In accordance with its broad discretion as trustee of state endowment lands, the Board, or IDL on its behalf, may conduct whatever review it deems necessary. All Proposers will receive written notification of the final decision concerning Proposals.

4.5 Appeal Rights

Pursuant to the Idaho Administrative Procedures Act, I.C. §§ 67-5270 to 5279, aggrieved proposers have the right to judicial review of the final decision.

4.6 Other General Conditions

- A. All proposals submitted in response to this RFP shall remain valid for a period of one hundred twenty (120) days from the closing date for submission of proposals. Responsive proposals received will be retained.
- B. Submission of a proposal shall signify the proposer's intent to compete for the issuance of a lease, and that the proposer understands and accepts that the terms and conditions specified in this RFP shall become part of the final contract.
- C. The contents of the proposal selected shall become contractual obligations if a lease for the development of wind energy exploration and wind energy facilities ensues. The State may negotiate changes in the terms of the lease during lease negotiations. Failure of the proposer to accept these obligations may result in cancellation of their selection.
- D. Proposals shall be prepared simply and economically, providing straightforward descriptions that meet the requirements of this RFP. Decorative bindings, colored displays, and promotional materials are not desired. The evaluation panel will focus on the completeness and content of each proposal.
- E. Each proposer is solely responsible for verifying the accuracy and completeness of all documents and information presented in response to this RFP.
- F. Incomplete proposals and proposals containing unsigned documents will be rejected.
- G. The State is not liable for any cost incurred by the proposer prior to consummation of a development agreement. All proposals will become the property of the State and will not be returned to the proposer.
- H. The State shall not be bound by any oral or written representations, statements or explanations other than those made in this RFP or in responses to inquiries regarding this RFP.
- I. The State is not liable for any omissions or misrepresentations made in this RFP or for representations as to the condition of the land itself.

Exhibit A

Proposed Lease Format

See attached.

Exhibit B

PROPOSAL COVER SHEET

SIGN AND DATE THIS PROPOSAL COVER SHEET
and
ATTACH IT TO THE FACE OF YOUR PROPOSAL

Having carefully examined the Request for Proposals, the undersigned agrees to fulfill the obligations, terms, and conditions of the attached proposal in such manner as contained therein.

As specified in the Request for Proposals, if selected by as the successful proposer, the undersigned is bound by all terms of the Request for Proposals, including the attached lease. The offer made by the undersigned in the proposal is valid and binding upon the undersigned for a period of one hundred twenty (120) days following the closing date for proposals.

REQUIRED DOCUMENTATION (1 original, 5 copies).
Including, but not limited to:

Proposal Cover Sheet _____ Proposal _____ Supporting Documents _____
Financial Information, Including Financial Statements _____ Business Plan _____ Resumes _____
Non-refundable \$250.00 Processing Fee _____

Name of Proposer/Lessee

Name and Title of Person With Authority To Submit Proposal And Enter Into Lease

(_____) _____
Telephone Number Extension Fax Number Dept/Division/Section

Mailing Address

SIGNED: _____	DATE: _____
PRINTED NAME: _____	TITLE _____

Exhibit C

Economic Analysis