



# **Request for Proposal**

## **Updated 2023 Solicitation for New Renewable Generation and Energy Storage Power Purchase Agreements in PJM September 3, 2024**

CleanArc Data Centers

Web Address: [www.cleanarcdatacenters.com/RFP](http://www.cleanarcdatacenters.com/RFP)



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## **PART I – RFP Overview**

### **A. Introduction**

CleanArc Data Centers is changing the future of data center power. We designed the company with unique capabilities to lead our customers through their clean energy transition. CleanArc Data Centers offers fully packaged data center turnkey program management, design and construction, and operational commissioning bundled with robust power structuring, a breakthrough for the data center industry. Please visit [CleanArcdatacenters.com](http://CleanArcdatacenters.com) to learn more.

We develop power structures that approach 100% low-cost sustainable and zero carbon clean energy resources consistent with our customers’ goals towards renewable content, load profile management, duration, power sourcing and additionality, and technologically focused off grid and grid attached resiliency. Our customizable approach and proven experience in building best-in-class data centers coupled with our renewable energy development, construction and operational capabilities are what sets CleanArc Data Centers apart.

CleanArc data center campuses are designed to have capacities up to 500MW with load factors in excess of 85%.

**B. Purpose**

With this updated Request for Proposals (“RFP”) dated September 3, 2024, CleanArc (“CADC”) is soliciting proposal(s) (the “Proposal(s)”) from qualified renewable developer bidders (“Bidders”) for power purchase agreements (“PPAs”) for the purchase of Renewable Energy Products (Energy, Capacity and Environmental Attributes) from utility-scale wind, solar and battery storage resources. CleanArc’s objective is to support our hyperscale data center customers’ goals to minimize carbon emissions and demonstrate direct renewable claims. We achieve these goals by enabling the construction of new renewable projects in the geographies and RTO footprints where we operate. Additionally, CleanArc will seek to match renewable product content on an hourly basis inasmuch as possible.

**C. Scope**

All Proposals must conform to the RFP requirements detailed below. Any Proposal that does not conform to one or more of the RFP requirements may be eliminated from further consideration.

1. Product

- a. **Renewable Energy:** For the purposes of this RFP, “Unit Capacity” is defined as maximum net MW (ac) output, and includes capacity, energy, ancillary services and environmental attributes (including but not limited to renewable energy certificates) delivered from a specific new solar or onshore wind facility.
  - Utility-scale Solar facilities must be greater than 20 MWs of unit capacity, with no maximum limitation on size. Each Proposal must represent generation at a single site and shall not reflect an aggregate of multiple facilities at separate sites to meet the minimum size threshold.
  - Onshore Wind facilities have no size limitations.

- b. **Energy Storage**: For storage devices that are paired or standalone, "Storage Capacity" is defined as the maximum net MW (ac) that can be utilized

Examples of Proposals include: new PV solar facility, new PV solar + energy storage facility, new onshore wind facility, new onshore wind + energy storage facility, or a new stand-alone energy storage facility.

- c. CleanArc does not require developers to deliver 100% of the generation facility output under any PPA. Contract delivery terms shall be 10, 12 or 15 years.

## 2. Commercial Operations Date

The Bidder must propose a delivery of 100% Unit Capacity and/or Storage Capacity commencing by December 31, 2029. Earlier scheduled deliveries may be evaluated more favorably. The delivery year shall be clearly designated as part of all Proposals and should be supported by interconnection status as well as a firm contractual commitment to Project schedules.

### 3. Location

CleanArc is seeking PPA Proposals in the PJM RTO. The contracts will settle financially on a Day-Ahead basis at any of the following Hubs:

- DOM Hub (PJM)
- AD Hub (PJM)
- N. Illinois Hub (PJM)
- East Hub (PJM)
- West Hub (PJM)

### 4. Technology & Reliability

All Proposals must utilize existing, proven technologies, with demonstrated reliable generation performance.

Any lithium-ion PPA Proposals should include the following inputs/assumptions:

- Duration of battery storage component
- Round-trip efficiency of storage component
- One full charge / discharge cycle in a twenty-four-hour period at submitted Minimum and Maximum States of Charge
- Battery augmentation cycle that maintains facility output (Nameplate Capacity MWac multiplied by duration) over the contract term

- Annual degradation rate to be applied to initial facility output (Nameplate Capacity MWac multiplied by duration) assuming no battery augmentation is performed
- Submission of anticipated facility useful life, given the charge / discharge cycle use case requirements noted above

## 5. Agreements

CleanArc has developed a term sheet that is intended to identify key Terms & Conditions that enable Bidders to provide indicative pricing to CleanArc. The Proposal should be accompanied by a mark-up version of the Term Sheet. Marked-up Term Sheets do not constitute an acceptance of the Terms & Conditions by CleanArc and may be subject to negotiation in the pursuit of a commercial contract.



## D. Schedule & Process

Action	Deadline 5:00 PM (PT)
RFP Announcement	July 12, 2023
RFP distributed to select list of respondents, all of which are under NDA with CleanArc Data Centers	July 26, 2023
Bidders Information Session	August 2, 2023
Bidder's submit questions to CleanArc	August 7, 2023
CleanArc issues FAQ response	August 14, 2023
Bidder's Proposal Submittal Deadline	August 28, 2023
PJM RFP Re-Engagement	September 3, 2024
Bidder's New Proposal or Refreshed Proposal Deadline	October 18, 2024

### 1. Bidder Registration and Confidentiality Agreement

All participating new Bidders must register in the RFP by completing the Registration form on the CleanArc RFP website. As CleanArc has new financial partners all Bidders will be required to execute CleanArc's new form of Confidentiality Agreement ("CA"). After a Bidder has successfully completed and submitted the Registration and CA, CleanArc will email the Bidder the fully executed CA and any supplemental documents not available on the website necessary to complete a conforming proposal.

### 2. Bidder Financial Information

Prior to any PPA negotiations CleanArc may request that Bidders provide the most recent financial information for the Bidders. As applicable, Bidders shall provide information for the guarantors that are providing credit support. Additional documentation may be needed at the request of the Company.

### 3. Proposal Submittal

New VPPA proposals and refreshed VPPA proposals must be submitted by October 18, 2024. Proposals must be submitted via email to:

[RFP@cleanarcdatacenters.com](mailto:RFP@cleanarcdatacenters.com)

## E. Communications

1. Key communications will be through the following:
  - a. Website - [www.cleanarcdatacenters.com/RFP](http://www.cleanarcdatacenters.com/RFP)
  - b. Email address – [RFP@cleanarcdatacenters.com](mailto:RFP@cleanarcdatacenters.com)
2. RFP Process Information

In addition to the information and instructions provided in this RFP document, please refer periodically to the RFP website for additional information, announcements and updates.

3. Bidder Questions & Answers

Bidders may submit questions to the Company concerning this RFP process to the email address listed above. Please note that while such questions will be treated as confidential, a generic version of the question and answer may be shared for the benefit of other interested parties via the RFP website.

**F. Confidentiality**

CleanArc will maintain the confidentiality of all Proposals submitted in accordance with the terms of the CA.