

Draft Findings for Personal Services Contract for Launch and Permitting Phases of Prineville
Renewable Energy Project
TRM Energy Solutions, LLC

City Staff recommends that the Council make the following findings as their basis for approval, if they approve, a personal services contract for the Launch and Permitting Phases of the Prineville Renewable Energy Project (“PREP”) with TRM Energy Solutions, LLC, hereinafter “TRM.”

1. Total costs to the City for delivery of services:
 - The total costs are estimated to be \$300,000.00. It is anticipated that grant funding will be available in late summer 2022 through the Oregon State Fire Marshal to reimburse the City for expenditures. Afterward, TRM will pursue the remaining funding required. Part of the costs will include funding work for TRM to pursue funding opportunities that will provide the necessary resources to complete the remainder of the phases outlined without expected additional investment from the City.
2. Expertise of TRM in the required area of specialty:
 - TRM has a highly qualified team with experience that includes four projects of similar scope and scale to the PREP. One involved full project entitlement and successfully negotiating a power purchase agreement with PGE in 2019. TRM is accustomed to the unique permitting challenges in Central Oregon and has recent, applicable project experience in neighboring La Pine, Oregon. Past experience includes mitigation of water impact of projects in extremely sensitive water basins; fuel logistics, procurement, and transactional experience across the forest products industry over the last 14 years in and around Central Oregon and the I-5 corridor; and development of bankable fuel supply agreements to support a PPA with Portland General Electric. TRM’s team also has expertise in taking very complex projects from concept through design, funding, construction, and to implementation, which also includes management of teams and budgets of up to \$50,000,000.00 per year. TRM’s team has secured over \$28,600,000 in grants since 2008 for a variety of municipal projects.
3. References regarding prior work done by the TRM:
 - TRM has references from Wellons Group, TSS Consultants, and Ken Kauffman Law.
4. Capacity and capability to perform the work, including any specialized services within the time limitations for the work:
 - During the launch phase, TRM will secure the PREP’s financial foundation by working with the data centers, the City, PacificCorp and other stakeholders to align interests and deliver a framework that will be used to negotiate a power purchase

agreement. TRM will also apply for, secure, and manage funding to forward the project towards completion. As stated above, the TRM team has the capacity and capability to work with these stakeholders based on years of experience within the forestry industry and working with municipalities. During the permitting phase, TRM will oversee all permitting required to construct the project.

5. Educational and professional records, including past records of performance on contracts with governmental agencies and private parties with respect to cost control, quality of work, ability in schedules, and contract administration, where applicable:

- See Factors 2 and 8.

6. Availability to perform the assignment and familiarly with the area in which the specific work is located:

- TRM is available to perform the work. TRM has extensive experience and contacts within the forestry and renewable energy fields as set forth in Factor 2.

7. Timelines of delivery of service:

- TRM is able to deliver the services requested within the timeline required by the City.

8. Experience in working with the City:

- TRM successfully provided the City with a PREP feasibility study. City staff found TRM's work highly satisfactory, timely provided, and reasonably priced.

9. Knowledge of the City's needs and desires related to the Contact:

- TRM and City have discussed the project in detail and TRM is fully aware of the City's needs and desires related to the project. As TRM conducted the feasibility study, it already has the institutional knowledge regarding the City's needs and desires regarding PREP.