



**INDEPENDENCE**  
★ MISSOURI ★

**Procurement Division  
111 E Maple, PO Box 1019  
Independence, MO 64051-0519**

**Request for Information 20004  
Blue Valley Power Plant Redevelopment**

Submit questions online at [www.publicpurchase.com](http://www.publicpurchase.com) by March 3, 2020 at 2:00 p.m. local time

Submit responses online to [www.publicpurchase.com](http://www.publicpurchase.com) by March 6, 2020 at 2:00 p.m. local time

**Optional Blue Valley Plant Site Tour: 10:00am, February 6, 2020  
21500 E. Truman Rd. Independence MO 64056**

***ATTENTION RESPONDENT – COMPLETE AND RETURN WITH RESPONSE***

Responding Firm \_\_\_\_\_ Phone Number \_\_\_\_\_  
(Please print or type)

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_ Zip \_\_\_\_\_

Name of Authorized Agent \_\_\_\_\_ Email \_\_\_\_\_

The only authorized source for forms, addenda, and information regarding this RFI is [www.publicpurchase.com](http://www.publicpurchase.com). Using forms, addenda, and information not obtained from [www.publicpurchase.com](http://www.publicpurchase.com) creates the risk of not receiving necessary information about the RFI.

Responses shall be submitted online via [www.publicpurchase.com](http://www.publicpurchase.com) by the date and time indicated. Paper, fax, or email responses will NOT be accepted and will not be returned to sender. Responses are sealed in a virtual lockbox that can only be opened after the closing date and time, to maintain confidentiality of the responses.

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**Introduction**

The City is requesting information concerning redevelopment of the Blue Valley Power Plant Facility. This RFI is for information only with no promise of any other solicitation or contract. The information will help the City determine if next steps are needed to pursue the project.

The City of Independence currently owns and operates a power plant known as the Blue Valley Municipal Power Generating Plant. The plant is located in the northeastern portion of the City with a property address of 21500 E. Truman Road. The plant has three turbines, which have been operating for over 50 years. Recently, the Independence City Council voted to replace the capacity provided by this plant with an outside contracted resource and has directed that this plant cease operation by June 1, 2020.

The City of Independence is seeking responses to this request for information (RFI) from developers, investors, entrepreneurs and other parties interested in redeveloping the Blue Valley Power Plant facility. City officials are interested in working with the private sector to repurpose the site.

**City of Independence Goals**

The City envisions the Blue Valley Power Plant repurposing as a catalyst for economic growth in the area. This site is rich in history, having generated electricity for City residents since 1958. The site is adjacent to the Little Blue Valley, which is a developing, strategic growth area for the City. At full buildout, the City envisions a diverse mix of residential, commercial, office, and industrial development.

Respondents to this request for proposals will describe how they will redevelop the site to help support economic growth in the area, spark innovation and creativity, and generate sustainable new jobs.

City administration has set the following guidelines relating to this project:

- The City seeks to limit financial participation and would prefer not to expend any funds to repurpose the site. This, however, may be negotiable based on the proposed redevelopment plan. Any such participation, including economic incentives, would be subject to the adopted Economic Development Policy and City Council approval.
- The City would like to return the site to a revenue producing area.
- The City has no appetite to demolish the Blue Valley plant believing there is value in the facilities and equipment.
- The City seeks to mitigate its exposure to environmental regulations, risk and restoration costs.
- The City will require any redevelopment project to be consistent with adopted plans and policies, including the City's Comprehensive Development Plan.

Respondents are encouraged to address all of these guidelines and goals in their proposal.

## Blue Valley Power Plant Description

The Blue Valley Power Plant consists of two identical generating units that are rated at 22 MW gross per unit (BV1 and BV2), and a third rated at 58 MW gross (BV3). The Plant started commercial operation of the two smaller units in 1958 and added the third unit in 1964.

BV1 and BV2 each consist of a pulverized coal-fired Combustion Engineering (CE) steam generator rated at 875psig, 900 degrees F with a nameplate capacity of 220,000 pounds per hour. The boilers are each equipped with two CE Raymond bowl mill style pulverizers and a Ljungstrom air heater. The boilers do not have economizers. The turbines are Siemens 22,000-kW, single-cylinder, non-reheat cycle machines designed for throttle conditions of 850 psig and 900 degrees F, at an exhaust pressure of 1.5 inches Hg absolute. Each turbine cycle uses four stages of feedwater heating. The steam turbine condenser is cooled by water supplied from a shared cooling tower, (one pump per unit with a third pump for redundancy).

Each unit has a forced draft fan, induced draft fan, and air heater. One electric-driven boiler feed pump per unit provides feedwater to each boiler, with a third available for redundancy. Electrostatic precipitators, which were in service during coal fired generation, were abandoned in place as the plant phased into 100% natural gas fuel.

BV3 consists of a pulverized coal fired CE steam generator rated at 1310 psig, 950 degrees F with a nameplate capacity of 450,000 pounds per hour. The boiler has an economizer section and is equipped with two Raymond bowl mill style pulverizers and a Ljungstrom air heater. The turbine is a General Electric 58,000 kW single-cylinder, non-reheat cycle machine designed for throttle conditions of 1250 psig and 950 degrees F, at an exhaust pressure of 2.5 inches Hg absolute. The turbine cycle uses five stages of feedwater heating. The steam turbine condenser is cooled by water supplied from a second cooling tower, (two 2/3 capacity circulating water pumps).

This unit has a forced draft fan, induced draft fan, and air heater. Two 2/3 capacity electric-driven boiler feed pumps provide feedwater to the boiler. An electrostatic precipitator, which was in service during coal fired generation, is abandoned in place as the plant now burns 100% natural gas fuel.

The coal yard has an abandoned rail spur right-of-way and a coal receiving hopper pit. Coal was stored in a common fuel yard. Coal was transferred from the pit via a common conveyor system to individual bunkers (two per unit).

All 3 units also had the ability to run at 100% load on fuel oil. The fuel oil was from a common fuel oil unloading and storage tank which was removed when the plant ceased any plans to run on fuel oil.

The Plant is comprised of the following major systems and equipment that remain on the site:

- Three boilers and boiler auxiliaries.
- Three steam turbine generators, heat balance equipment, and auxiliaries.
- Three electrostatic precipitators
- Cooling tower structure, with screens and pumps.
- Coal storage and handling conveyors
- Administration building with offices
- A control room common to all 3 units
- A maintenance shop.

- Coal handling / crusher building.
- Water treatment system building and equipment.
- Miscellaneous small buildings and enclosures.
- Fire water systems.
- One stack / chimney per boiler
- Medium- and low-voltage electrical equipment.

### **Blue Valley Service Center Facilities**

Facilities that surround the main Blue Valley Power Plant building will remain in place and under the ownership and control of the City. These facilities currently support the transmission and distribution of electricity, warehousing, and other utility support services. The intent of this RFI is to segregate the power plant building from these facilities such that continuing operation of the utility remains unaffected by the redevelopment project. Access to the power plant building will be provided from Powell Road to the west of the facility. A parking area will also be delineated to the southwest of the main plant building.

Details concerning the delineated areas along with the power plant building details can be found on the attached drawings.

### **RFI Deliverables**

RFI responses must be submitted online to [www.publicpurchase.com](http://www.publicpurchase.com) by March 6, 2020 at 5:00 p.m. local time. Please keep your response to 10 pages or less. Brochures and marketing information may be submitted online as well. At a minimum, please submit the following information:

1. Relevant experience of the proposal team.
2. Alignment of the proposed project with the City's guidelines and goals.
3. Track record of proven success on development projects of a similar nature.
4. Ability of the proposal team to bring unique partnerships and resources to the table.
5. Project schedule

### **Site Visit**

An optional site visit of the Blue Valley Power Plant will be offered at 10:00 AM on February 6, 2020. Please bring your own hard hats and safety glasses for the tour.

### **Missouri Sunshine Law**

The respondent acknowledges and agrees that the City of Independence, Missouri is bound by the Missouri Open Records Law (Sunshine Law) and cannot protect information for the sole reason that it is marked "confidential" or "proprietary". All information submitted in response to this RFI shall be available for public review in accordance with all federal, state, and local laws. Requests must be submitted in writing to the City Clerk, City of Independence.