

RHODE ISLAND INDUSTRIAL FACILITIES CORPORATION AND
RHODE ISLAND INDUSTRIAL-RECREATIONAL BUILDING AUTHORITY
Request for Proposals
Feasibility Study for a Contract Craft Beer Brewery

The Rhode Island Industrial Facilities Corporation (“RIIFC”) and the Rhode Island Industrial-Recreational Building Authority (“IRBA”) are requesting proposals from individuals and/or firms qualified to evaluate a proposed transaction to finance a Providence, Rhode Island based start-up contract brewery. The brewery will contract brew for 3-4 micro-brew beer companies.

CORPORATION’S INTENT:

RIIFC and IRBA, through this RFP process, intend to select a contractor to prepare a written report which:

- Evaluates the market demand, currently and prospectively, for contract brewing in the New England states region.
- Evaluates the business plan, management, proposed capitalization and underlying assumptions of the contract craft beer microbrew operation under consideration and its financial projections. The contractor is required to express an opinion recommending support, or not, of the proposed loan transaction and listing in detail the reasons why including risk factors, the competitive environment, market concerns, etc.

The report is due no later than November 12, 2014. A schedule of major milestones shall be submitted which demonstrates the ability to meet the submission deadline.

Additionally, any assumptions used in developing the scope or fixed fee for services proposal shall be included and specifically identified in the proposal.

PROPOSAL REQUIREMENTS:

In order to be considered responsive, proposals shall, at a minimum, contain the following:

Technical Proposal Elements

1. Description of services provided by the respondent;
2. Person that will be primary point of contact with the RIIFC and IRBA;
3. Qualifications of the respondent to provide the requested services;
4. A listing of the staff to be assigned to this engagement and their respective qualifications, past experience on engagements of this scope, and their role in those past engagements; and
5. Certification that the proposal includes time for contractor and its staff to meet with the RIIFC and IRBA Boards to discuss the report.

Cost Proposal Elements

1. Submission of a proposed fixed fee for services; and
2. Estimate for expenses not included in the fixed fee.

Administrative Proposal Elements

1. Certification of availability of individuals proposed;
2. References;
3. A listing of all current and ongoing contracts in the State of Rhode Island;
4. A disclosure of all outstanding financial obligations with the State of Rhode Island; and
5. The report to be produced and all materials furnished in connection therewith shall be maintained by respondent as confidential.

EVALUATION CRITERIA: Percentage

Past Experience	30%
Approach	35%
Fee expectation	35%

LOGISTICS:

No phone calls will be accepted. RIIFC and IRBA will not accept, nor answer any inquiries received which pertain to this solicitation.

This Request for Proposals was issued on **October 1, 2014** and responses are due no later than 2:00 p.m., local time, on **October 15, 2014**. Any responses received after this time will not be considered.

1 original and 9 copies of the submittal shall be delivered to:
Rhode Island Industrial Facilities Corporation
315 Iron Horse Way, Suite 101
Providence, RI 02908
Attn: Craft Brewery Feasibility study

Electronic and facsimile submissions will not be accepted and will be discarded without consideration.

RIIFC and IRBA reserve the right to select the proposal which they believe, in their sole and absolute discretion, provides the greatest value and is most responsive to the RFP.

Further, RIIFC and IRBA reserve the right to terminate this solicitation prior to entering into any agreement with any qualified individual or firm pursuant to this Request for Proposals, and by responding hereto, no individual or firm is vested with any rights in any way whatsoever.