SOLICITATION DCAM-22-CS-RFP-0011

REDEVELOPMENT ST. ELIZABETHS EAST CAMPUS-MICROGRID PROJECT

AMENDMENT NO. 3

Amendment Number 3 is hereby issued and posted on the Department's web site July 14, 2022. The Amendment and all RFP documents are available at https://dgs.dc.gov/event/dcam-22-cs-rfp-0011-redevelopment-st-elizabeths-east-campus-%E2%80%93-microgrid-project

Except as otherwise noted, all other terms and conditions of the solicitation remain unchanged.

1. Section 1.15 Attachments – Attachment A1 Representative Microgrid Project Schedule

   Delete: In its entirety
   Insert: Attachment A1 - Representative Microgrid Project Schedule (revised) provided as Exhibit 1 to Amendment 3

2. Section 1.15 Attachments – Attachment A2 Expected Microgrid Loads

   Insert: Attachment A2 - Expected Microgrid Loads Excel Version provided as Exhibit 2 to Amendment 3

3. Section 1.15 Attachments

   Insert: Attachment A14 - Confidentiality Agreement Release of RFP Information provided as Exhibit 3 to Amendment 3

4. Section 5.3 Date and Time for Receiving Submissions, first sentence

   Delete: August 9, 2022
   Insert: August 23, 2022
5. **Section 6.2 Pre-proposal Conference and Site Visits** information provided includes the following:

   a) Attendance List provided as Exhibit 4 to Amendment 3
   b) Pre-proposal Conference/Site Visits Presentation provided as Exhibit 5 to Amendment 3

6. **Section 6.2 Pre-proposal Conference and Site Visits**

   Insert:
   
   6.2.3 **RFP Information - Photos, Diagrams**

   The Department has prepared a collection of photos, diagrams, and plans of the Men’s Shelter, the Unified Communication Center, and the Cedar Hill Regional Hospital. Due to the sensitive nature of this information, the Department requires that potential offerors complete a Confidentiality Agreement (Attachment A14) (provided as Exhibit 3 to Amendment 3). Submit completed Confidentiality Agreement to the attention of James Marshall to

   [https://octo.quickbase.com/db/bq7rujdk2?a=dbpage&pageID=2](https://octo.quickbase.com/db/bq7rujdk2?a=dbpage&pageID=2)

   The RFP Information will be sent to the email address included in the Confidentiality Agreement within 2 business days.

7. **Section 6.3 Explanations to Prospective Offerors**, next to last sentence

   Delete: July 15, 2022
   Insert: July 29, 2022

8. The first installment of responses to questions about the RFP are provided as Exhibit 6 to Amendment 3.

   **James H. Marshall**

   James H. Marshall
   Contracting Officer

   July 14, 2022
   Date

   End of Amendment No. 3
Exhibit 1

Attachment A1 - Representative Microgrid Project Schedule (revised)
<table>
<thead>
<tr>
<th>Activity ID</th>
<th>Activity Name</th>
<th>Duration</th>
<th>Start</th>
<th>Finish</th>
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<td>RFP Opens</td>
<td>45</td>
<td>23-Jun-22</td>
<td>7-Aug-22</td>
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<td>Partner Selection</td>
<td>30</td>
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<td>Award Letter Contract</td>
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<td>Contract Negotiations</td>
<td>42</td>
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<td>PPA Contract and Notice to Proceed</td>
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<td>P3020</td>
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<td>219</td>
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<td>3-Dec-22</td>
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<tr>
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<td>Setty and C2JV Preliminary Design Support</td>
<td>365</td>
<td>8-Nov-21</td>
<td>8-Nov-22</td>
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<td>Load Models for RFP</td>
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<td>8-Nov-21</td>
<td>6-Dec-21</td>
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<td>Site Survey for RFP</td>
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<td>16-Nov-21</td>
<td>23-Jun-22</td>
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<tr>
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<td>Thermal Equipment Sizing, Hospital Basement Config</td>
<td>315</td>
<td>16-Nov-21</td>
<td>27-Sep-22</td>
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<td></td>
<td>Pepco Ductbanks, Hospital Electrical Configuration</td>
<td>315</td>
<td>16-Nov-21</td>
<td>27-Sep-22</td>
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<td>Distribution System Pathways, Site Information</td>
<td>173</td>
<td>7-Apr-22</td>
<td>27-Sep-22</td>
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<tr>
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<td>1-Line Electrical Drawings (discussion-only)</td>
<td>215</td>
<td>7-Apr-22</td>
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<td>Partner Conceptual Design</td>
<td>75</td>
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<td>30% Schematic Design Documents, Electrical 1-lines</td>
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<td>65% Schematic Design Documents</td>
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<td>Firm Cost Estimate for FEMA Benefit-Cost Analysis (BCA)</td>
<td>58</td>
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<td>Update BCA Data</td>
<td>90</td>
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<td>P3010</td>
<td>Ph 3A - Permitting Phase 1</td>
<td>485</td>
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<td>340</td>
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<td>Complete Pepco Interconnection Application, System Impact</td>
<td>90</td>
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<td>Powerhouse approvals</td>
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<td>CFA (with NCPC, HPRB)</td>
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<td>7-Sep-22</td>
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<td>6-Mar-23</td>
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<td>Energy Transfer Stations – Hospital</td>
<td>120</td>
<td>15-Jan-23</td>
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<td>Decision on temporary boilers &amp; chillers – Hospital</td>
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<td>Energy Transfer Stations – other off-takers</td>
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<td>Trenching (or Directional Drilling) and Restoration</td>
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<td>5-Apr-23</td>
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<td>Building System Integration – Hospital</td>
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<td>4-Jun-23</td>
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<td>Pipe &amp; Conduit Installation – all off-takers</td>
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<td>Rooftop Photovoltaics</td>
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<td>Battery Energy Storage System</td>
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<td>Rigging</td>
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<td>Early cooling supply to hospital (interior build-out)</td>
<td>60</td>
<td>3-Jul-23</td>
<td>1-Sep-23</td>
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<td>Early heating supply to hospital (interior build-out)</td>
<td>60</td>
<td>15-Jan-24</td>
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<td>Energy Transfer Stations / Off-Taker Systems</td>
<td>90</td>
<td>3-Jul-23</td>
<td>1-Oct-23</td>
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<td>CHP</td>
<td>146</td>
<td>15-Mar-24</td>
<td>8-Aug-24</td>
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<td>Support Hospital TAB Verification</td>
<td>60</td>
<td>15-Apr-24</td>
<td>14-Jun-24</td>
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<td>Support Hospital Final Inspections, TCO, and Joint Commission</td>
<td>120</td>
<td>14-Jun-24</td>
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<td>8-Sep-24</td>
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</table>
Exhibit 2

Attachment A2 - Expected Microgrid Loads
Excel Version (See Excel Document)
Exhibit 3

Attachment A14 - Confidentiality Agreement
Release of RFP Information
CONFIDENTIALITY AGREEMENT
RELEASE OF RFP INFORMATION

This CONFIDENTIALITY AGREEMENT (this “Agreement”) is made and agreed to by the undersigned as of the date indicated below for the benefit of the District of Columbia Department of General Services (“DGS” or the “Department”).

Preamble

The undersigned has requested certain documents including photographs and diagrams related to the Department’s Request for Proposal (“RFP”) DCAM-22-CS-RFP-0011, Redevelopment of St. Elizabeths East Campus-Microgrid Project, issued on June 23, 2022.

The undersigned hereby acknowledges and agrees as follows:

1. All knowledge, information and understanding that the undersigned obtains as a result of obtaining the photographs, diagrams, or any other information (“RFP Information”) is confidential, proprietary information that belongs solely to the District of Columbia (“District”). The District acting through its DGS has sole and exclusive control over the use, release, dissemination, distribution and other disclosure of the RFP Information.

2. The RFP Information will be maintained in strict confidence and the undersigned will not, without the prior written consent of the Department, which consent may be withheld in the Department’s sole discretion, use, release, disseminate, distribute or otherwise disclose any of the RFP Information.

3. The undersigned will not, without the prior written consent of the Department, which consent may be withheld in the Department’s sole discretion, make any reproductions of the RFP Information. Any such reproductions will be deemed conclusively to be RFP Information for all intents and purposes of this Confidentiality Agreement.

4. The responsibilities of the undersigned with respect to the RFP shall not be delegated.

5. The Department will have the right to enforce the provisions of this Confidentiality Agreement using any means available to the Department under applicable law, including (but not limited to) injunctive relief and other nonmonetary remedies. The undersigned acknowledges and agrees that the subject matter of this Confidentiality Agreement is unique and that the Department’s only effective remedy in the event of the undersigned’s
breach of the provisions of this Confidentiality Agreement could be injunctive relief or other nonmonetary relief.

To verify acceptance of the terms and conditions of this Confidentiality Agreement, the undersigned has executed this Confidentiality Agreement as his free act and deed.

<table>
<thead>
<tr>
<th>Company</th>
<th>Phone</th>
<th>Email address</th>
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</tbody>
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Exhibit 4
Attendance List
GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES

Request for Proposal DCAM-22-CS-RFP-0011

Redevelopment St. Elizabeths East Campus – Microgrid Project

Pre-Proposal Conference and Site Visits
July 8, 2022

Sign-in Sheet

1. Name: MARC GREENFIELD Phone: (312) 671-7474
   Company: EMPOWER ENERGIES Email: MARC.GREENFIELD@EMPOWERENERGIES.COM
   Services Provided: SOLAR
   Interested in bidding as a prime or a subcontractor? PRIME

2. Name: ADAM NOGIEC Phone: 860-712-2219
   Company: Union Energy Email: ADAM.NOGIEC@UNIONENERGY.COM
   Services Provided: Microgrid DBOOM
   Interested in bidding as a prime or a subcontractor? Prime

3. Name: Jack Sims Phone: 917-574-7696
   Company: Union Energy Email: Jack.Sims@UnionEnergy.com
   Services Provided: Microgrid DBOOM
   Interested in bidding as a prime or a subcontractor? Prime

4. Name: Jack McKenna Phone: 443-250-0291
   Company: Carter Power Email: Jack.McKenna@CarterPower.com
   Services Provided: Equipment Supplier
   Interested in bidding as a prime or a subcontractor? No

5. Name: Darren Simon Phone: 202-207-8798
   Company: PowerSecure Email: Dsimon@powersecure.com
   Services Provided: EPC + Microgrid Developer
   Interested in bidding as a prime or a subcontractor? Prime

Remarks and explanations during this conference do not qualify or amend the terms of the solicitation.

Nothing stated at the pre-proposal conference shall change the solicitation unless the change is made by way of a written addendum.
# Request for Proposal DCAM-22-CS-RFP-0011

## Redevelopment St. Elizabeths East Campus – Microgrid Project

### Pre-Proposal Conference and Site Visits

**July 8, 2022**

#### Sign-in Sheet

<table>
<thead>
<tr>
<th>Name</th>
<th>Phone</th>
<th>Company</th>
<th>Email</th>
<th>Services Provided</th>
<th>Interested in bidding as a prime or a subcontractor?</th>
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<td>Cheese Seals</td>
<td>410-830-0439</td>
<td>NORESCO</td>
<td><a href="mailto:cseals@noresco.com">cseals@noresco.com</a></td>
<td>Microgrid</td>
<td>Prime</td>
</tr>
<tr>
<td>Fred Hussain</td>
<td>703-501-7411</td>
<td>CSI Engineering</td>
<td><a href="mailto:fhussain@csie.com">fhussain@csie.com</a></td>
<td>Consulting Engineering</td>
<td>Subcontractor</td>
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<tr>
<td>Jacob Green</td>
<td>919-630-8588</td>
<td>Provisio Inc</td>
<td><a href="mailto:jgreen@provisio.com">jgreen@provisio.com</a></td>
<td>Munsil</td>
<td>Prime</td>
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<tr>
<td>Mont Ducat</td>
<td>202-410-0132</td>
<td>Green Inc</td>
<td><a href="mailto:mont.ducat@greeninc.com">mont.ducat@greeninc.com</a></td>
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<td>Subcontractor</td>
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<td>Angel Savoy</td>
<td>240-640-7138</td>
<td>Pitan Power Inc</td>
<td><a href="mailto:angesa@pitanpower.com">angesa@pitanpower.com</a></td>
<td>Electrical/Microgrid design</td>
<td>Subcontractor</td>
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Remarks and explanations during this conference do not qualify or amend the terms of the solicitation.

Nothing stated at the pre-proposal conference shall change the solicitation unless the change is made by way of a written addendum.
# Request for Proposal DCAM-22-CS-RFP-0011

Redevelopment St. Elizabeths East Campus – Microgrid Project

Pre-Proposal Conference and Site Visits  
July 8, 2022

## Sign-in Sheet

<table>
<thead>
<tr>
<th></th>
<th>Name</th>
<th>Phone</th>
<th>Company</th>
<th>Email</th>
<th>Services Provided</th>
<th>Interested in bidding as a prime or a subcontractor?</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Bernie Leipold</td>
<td>443-605-3296</td>
<td>CSI Engineering</td>
<td><a href="mailto:Bernie@csie.com">Bernie@csie.com</a></td>
<td>Mechanical Electrical Engineering Design Services</td>
<td></td>
</tr>
<tr>
<td>2.</td>
<td>Earl MacBain</td>
<td>205-435-0869</td>
<td>National Group</td>
<td><a href="mailto:e.macbain@wes.systems">e.macbain@wes.systems</a></td>
<td>Services Provided</td>
<td></td>
</tr>
<tr>
<td>3.</td>
<td>Charles Yetterl</td>
<td>202-568-0585</td>
<td>McKissack</td>
<td><a href="mailto:charles.yetterl@mckissack.com">charles.yetterl@mckissack.com</a></td>
<td>PME</td>
<td></td>
</tr>
<tr>
<td>4.</td>
<td>Mark Martynak</td>
<td>919-522-5962</td>
<td>Power Secure</td>
<td><a href="mailto:mmartynak@powersecure.com">mmartynak@powersecure.com</a></td>
<td>Services Provided</td>
<td>Prime</td>
</tr>
<tr>
<td>5.</td>
<td>Zul Ashburn</td>
<td>410-451-2345</td>
<td>Cynergy</td>
<td><a href="mailto:zashburn@cynergy.com">zashburn@cynergy.com</a></td>
<td>Services Provided</td>
<td>Sub</td>
</tr>
</tbody>
</table>

Remarks and explanations during this conference do not qualify or amend the terms of the solicitation.

Nothing stated at the pre-proposal conference shall change the solicitation unless the change is made by way of a written addendum.
Request for Proposal DCAM-22-CS-RFP-0011

Redevelopment St. Elizabeths East Campus – Microgrid Project

Pre-Proposal Conference and Site Visits

July 8, 2022

<table>
<thead>
<tr>
<th>Name</th>
<th>Phone</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>Norm Campbell</td>
<td>317-476-7368</td>
<td><a href="mailto:norm.gcampbell@qoelectricnc.com">norm.gcampbell@qoelectricnc.com</a></td>
</tr>
<tr>
<td>Company: SAFT</td>
<td></td>
<td>Services Provided: Microgrid</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Spencer Thomas</td>
<td>202-557-7158</td>
<td><a href="mailto:spENCER.thomas@publicservice.com">spENCER.thomas@publicservice.com</a></td>
</tr>
<tr>
<td>Company: Public ReSource</td>
<td></td>
<td>Services Provided: IT Management Consulting</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dylan Scalio</td>
<td>901-245-1671</td>
<td><a href="mailto:dylan.scalio@awp.com">dylan.scalio@awp.com</a></td>
</tr>
<tr>
<td>Company: AWP</td>
<td></td>
<td>Services Provided: MEP</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tom Drake</td>
<td>280-514-3876</td>
<td><a href="mailto:tom.draKE@rewiewg.com">tom.draKE@rewiewg.com</a></td>
</tr>
<tr>
<td>Company: New Era</td>
<td></td>
<td>Services Provided:</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ada Leonard</td>
<td></td>
<td><a href="mailto:aleaona@wm-dc.com">aleaona@wm-dc.com</a></td>
</tr>
<tr>
<td>Company: Wiles Monch</td>
<td></td>
<td>Services Provided: Civil Survey</td>
</tr>
<tr>
<td></td>
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</table>

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GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES

Request for Proposal DCAM-22-CS-RFP-0011

Redevelopment St. Elizabeths East Campus – Microgrid Project

Pre-Proposal Conference and Site Visits
July 8, 2022

Sign-in Sheet

1. Name: Alan Koch Phone: 443-745-6216
   Company: Curtis Power Solutions
   Email: akoch@ Curtisps.com
   Services Provided: Power Engineering
   Interested in bidding as a prime or a subcontractor? Sub

2. Name: ROB TITONE Phone: 202-735-8899
   Company: Public Performance
   Email: rob@publicformance.com
   Services Provided: Management
   Interested in bidding as a prime or a subcontractor?Prime

3. Name: Vaughn Brantley Phone: 904-703-9043
   Company: Power Sensor
   Email: vaughn.brantley@powersensor.com
   Services Provided: Monitoring
   Interested in bidding as a prime or a subcontractor?Prime

4. Name: Chris Taylor Phone: 836-8706
   Company: Peco
   Email: ctaylor@peco.com
   Services Provided: District
   Interested in bidding as a prime or a subcontractor?Prime

5. Name: Rajas Nimbarde Phone: 5854349104
   Company: NeE
   Email: rajas.nimbarde@gmail.com
   Services Provided: Development
   Interested in bidding as a prime or a subcontractor?Prime

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# GOVERNMENT OF THE DISTRICT OF COLUMBIA

## DEPARTMENT OF GENERAL SERVICES

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## Request for Proposal DCAM-22-CS-RFP-0011

### Redevelopment St. Elizabeths East Campus – Microgrid Project

### Pre-Proposal Conference and Site Visits

July 8, 2022

### Sign-in Sheet

<table>
<thead>
<tr>
<th></th>
<th>Name</th>
<th>Phone</th>
<th>Company</th>
<th>Email</th>
<th>Services Provided</th>
<th>Interested in bidding as a prime or a subcontractor?</th>
</tr>
</thead>
<tbody>
<tr>
<td>2.</td>
<td>Michael Kennedy</td>
<td>703-229-3798</td>
<td>NORESCO</td>
<td><a href="mailto:mikkenney@noresco.com">mikkenney@noresco.com</a></td>
<td>ES&amp;O</td>
<td>Prime</td>
</tr>
<tr>
<td>4.</td>
<td>Garrett Rogers</td>
<td>704-916-3514</td>
<td>Ameresco</td>
<td><a href="mailto:grapeg@ameresco.com">grapeg@ameresco.com</a></td>
<td>ES&amp;I/EPX</td>
<td>Yes</td>
</tr>
<tr>
<td>5.</td>
<td>Chels Gilbert</td>
<td>704-281-1928</td>
<td>Ameresco</td>
<td><a href="mailto:cngilbert@ameresco.com">cngilbert@ameresco.com</a></td>
<td>ES&amp;I/EPX</td>
<td>Yes</td>
</tr>
</tbody>
</table>

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DEPARTMENT OF GENERAL SERVICES

Request for Proposal DCAM-22-CS-RFP-0011

Redevelopment St. Elizabeths East Campus – Microgrid Project

Pre-Proposal Conference and Site Visits
July 8, 2022

Sign-in Sheet

1. Name: Mult Guayra Phone: 703-247-6041
   Company: Ameresco Email: mguyara@ameresco.com
   Services Provided: ESCo
   Interested in bidding as a prime or a subcontractor? Prime

2. Name: John Gardinor Phone: 202-379-8202
   Company: On82 Solar Email: john@on82solar.com
   Services Provided: SOLAR
   Interested in bidding as a prime or a subcontractor? SBIR

3. Name: Gary Farmer Phone: 240-276-0731
   Company: Innovator Email: gfarmer@innovator.com
   Services Provided: Consultant/ Vendor
   Interested in bidding as a prime or a subcontractor? SB齐

4. Name: John Petrofco Phone: 203-929-9073
   Company: CEG Solutions Email: johnpetrofco@cegsolutions.com
   Services Provided: ESCo
   Interested in bidding as a prime or a subcontractor? Prime

5. Name: Andrew Aurbach Phone: 202-744-1783
   Company: CEMED Consulting Email: andrew@cemedconsulting.com
   Services Provided: Consulting
   Interested in bidding as a prime or a subcontractor? Subcontractor

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Request for Proposal DCAM-22-CS-RFP-0011

Redevelopment St. Elizabeths East Campus – Microgrid Project

Pre-Proposal Conference and Site Visits
July 8, 2022

Sign-in Sheet

1. Name: Guy Wainer
   Company: Pace to Energy
   Email: G.Wainer@PaceToEnergy.com
   Services Provided:
   Interested in bidding as a prime or a subcontractor? Prime

2. Name: Robert Babcock
   Company: VEELAND MICROGRID
   Email: Rob@VEELAND MICROGRID.com
   Services Provided:
   Interested in bidding as a prime or a subcontractor? Prime

3. Name: Justin Nieves
   Company: Scale Microgrid Solutions
   Email: Justin.Nieves@ScaleMicrogridSolutions.com
   Services Provided: EPC - Development - Service
   Interested in bidding as a prime or a subcontractor? Prime

4. Name: Megan Forte
   Company: CEG Solutions
   Email: megan.forte@cegsolutions.com
   Services Provided: EPC - Development - Construction
   Interested in bidding as a prime or a subcontractor? Prime

5. Name: Corri Waters
   Company: AECOM
   Email: Corri.Waters@AECOM.com
   Services Provided: Design, Construction, Engineering
   Interested in bidding as a prime or a subcontractor? Subcontractor

Remarks and explanations during this conference do not qualify or amend the terms of the solicitation.

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GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES

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Redevelopment St. Elizabeths East Campus – Microgrid Project

Pre-Proposal Conference and Site Visits
July 8, 2022

Sign-in Sheet

1. Name: Ken Stallin              Phone: (440) 532-4499
   Company: RedBall Energy        Email: kenny.stallin@gmail.com
   Services Provided: Finance
   Interested in bidding as a prime or a subcontractor? Roth

2. Name: Latara Harris           Phone: 240-227-3333
   Company: Greenscape           Email: Latara.Harris@gmail.com
   Services Provided: Solar
   Interested in bidding as a prime or a subcontractor? Public/ Sub

3. Name: Felicia Lowe            Phone: 571-345-8940
   Company: Atmos Solutions      Email: flowe@atmosolutionsinc.com
   Services Provided: Construction Contractor
   Interested in bidding as a prime or a subcontractor? _________

4. Name: Michael Skell           Phone: 240-344-8720
   Company: Concord Engineering  Email: mskell@concord-engineering.com
   Services Provided: Engineering
   Interested in bidding as a prime or a subcontractor? _________

5. Name: James Walker            Phone: (571) 468-8832
   Company: Vokert             Email: james.walker@vokert.com
   Services Provided: Engineering
   Interested in bidding as a prime or a subcontractor? Sub

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Request for Proposal DCAM-22-CS-RFP-0011

Redevelopment St. Elizabeths East Campus – Microgrid Project

Pre-Proposal Conference and Site Visits
July 8, 2022

Sign-in Sheet

1. Name: David Smith  Phone: _______________________
   Company: Burns Engineering  Email: dsmith@burns-group.com
   Services Provided: Engineering
   Interested in bidding as a prime or a subcontractor? Sub

2. Name: Steven Mathews  Phone: 212-452-2658
   Company: Kinsey Group  Email: smathews@kinseyenergy.com
   Services Provided: CHP System
   Interested in bidding as a prime or a subcontractor? Sub

3. Name: Antonio Fernandez  Phone: 949-735-4940
   Company: Atmos Solutions  Email: ofernandez@atmosolutionsinc.com
   Services Provided: AC Services
   Interested in bidding as a prime or a subcontractor?

4. Name: [Signature]  Phone: _______________________
   Company: ____________________________  Email: ____________________________
   Services Provided: ____________________________
   Interested in bidding as a prime or a subcontractor?

5. Name: Matthew Bagdon  Phone: _______________________
   Company: American  Email: ____________________________
   Services Provided: ____________________________
   Interested in bidding as a prime or a subcontractor?

6. Name: John Augustine  Phone: _______________________
   Company: CEC Solutions  Email: ____________________________
   Services Provided: ____________________________
   Interested in bidding as a prime or a subcontractor?

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Exhibit 5

Pre-proposal Conference/Site Visits Presentation
Pre-proposal Conference and Site Visits
July 8, 2022
The Saint Elizabeths East Master Plan is intended to guide the city, the community, and the private sector in the revitalization by providing detailed development goals and design principles to shape future development and historic preservation. The Master Plan intends to create a framework that renews historic and cultural resources on the campus while ensuring that new development creates dynamic urban places that reflect innovative and sustainable design solutions.
Entertainment & Sports Arena – Parcel 12
1200 Oak Drive, SE

4,200 seat entertainment and event venue operated and managed by Events DC.

Construction started in July 2017 and was completed in September 2018.

The ESA is “Bigger than Basketball” as it will attract residents from all over the region and make Congress Heights a destination for fun and entertainment.
801 East Men’s Shelter – Parcel 2

2722 MLK Jr. Avenue, SE

Coakley Williams/Blue Skye Development

Wiencek Associates Architects

86,000 sq. ft. – 356 beds

Completed December 2021

Includes low-barrier, workforce, and senior living areas
Parcel 6 Garage
2750 13th Street, SE

- GCS Sigal/Grunley
- Cunningham Quill Architects
- 750 Parking spaces
- Design-build project
- Completed January 2022
District Towns at St. Elizabeths East - Parcels 10 & 14

- The Knutson Companies
- Homebuyers Club in partnership with Manna, Inc.
- 3-bedroom 2.5-bathroom townhomes
- w/optional loft and ground floor room
- 88 housing units – 30% of the units
- Currently Under Construction

- 15% reserved for households earning up to 50% Median Family Income (MFI), which is $60,650 for a family of four.
- 15% reserved for households earning up to 80% Median Family Income (MFI), which is $97,050 for a family of four.
Whitman-Walker Health - Parcel 17
1201 Sycamore Dr. SE

- Redbrick LMD/Gragg Cardona Partners
- Winstanley Architects & Planners
- Currently Under Construction - Anticipated completion January 2023
- 118,000 sq. ft.
- Will provide primary, behavioral, dental and substance misuse treatment services, a ground-floor pharmacy, youth services, and administrative office space
Cedar Hill Regional Medical Center – Parcel 2
1200 Pecan Street, SE

- Turner/MCN Build Joint Venture
- HOK/McKissack & McKissack (Architects)
- 136 inpatient beds (can expand to 196 in the future)
- Verified Trauma Center ICU, Surgery and Operating Rooms
- Newborn Delivery and Women’s Services
- Level II Neonatal Intensive Care Unit
- Adult and Children’s Emergency Department
- Parking & Transportation to Congress Heights Metro
- $375 million allocated
Interim Retail Village—Parcel 15

- Adjaye Associates (Architect)
- 10,000 sf of retail, educational and gathering activation uses plus a greenhouse
- Target construction start June 2022
Permanent Development – Parcel 15

- Includes Town Center leading from Congress Heights Metro
- 288 units of rental housing
- Two (2) Commercial Buildings
- Hotel and retail
Parcels 13

- Council Hearing – January 2022
- Neighborhood Development Company
- Bonstra | Haresign Architects
- Mixed-Use: Residential and Commercial, including retail and office space
- 421 Units
  - ✓ 126 affordable units from 30%-50% of AMI
- Letters of Intent from:
  - ✓ A Wider Circle
  - ✓ HALFSMOKE
New 20,000 sf DCPL Library to replace the current Parklands-Turner Community Library.
Award of Parcel 7,8&9 – District Department of Behavior Health (DBH), Housing, Commercial Space and Retail
St. Elizabeths Microgrid Project

Homeland Security Emergency Management Agency
An Overview of Resilient DC

Resilient DC
A Strategy to Thrive in the Face of Change

- Resilient Rivers
- Inclusive Growth
- Climate Action
- Smarter DC
- Safe & Healthy Washingtonians
Pilot a microgrid on the St. Elizabeths East campus by 2023

Climate change could lead to increased power outages for two reasons. First, hotter temperatures will increase the need for air conditioning which could overwhelm the electric grid. Second, intense storms could knock out power from fallen trees and wind. In addition to assisting during disruptions caused by climate change, microgrids can also help a community with other disruptions caused by surges, human error, terrorism, and degraded infrastructure. Microgrids are distributed energy systems that have the ability to separate (or island) themselves from the larger grid. This allows them to maintain power in the event of a larger outage. Through this initiative we will:

- Pilot a microgrid on the St. Elizabeths East campus to provide energy for the Unified Communications Center (UCC), HSEMA, and the new hospital.
- Document lessons learned from the microgrid pilot.
- Build more microgrids, prioritizing critical infrastructure (e.g., Fire and Emergency Services Department, Metropolitan Police Department, hospitals) and vulnerable populations.

KPIs:
- % change in load capacity
- % change in number of disruptions caused by surges, outages, etc.
- $ per kWh
- Tons of carbon dioxide equivalent

PARTNERS:
UCC, HSEMA, DMPED,
St. Elizabeths East, Pepco
As one of the world’s 100 Resilient Cities, we are proud to help @dcmayorsoffice & @DC_HSEMA build a clean energy microgrid in the nation's capital, which will help keep the lights on for critical D.C. dwellings, hospital, and emergency operations center.

mayor.dc.gov/release/mayor--

HAPPY EARTH DAY
St. Elizabeths Microgrid Project

Department of Energy and Environment
Overview of Climate Goals

- Adapt to Climate Change
- Climate Ready Buildings
- Cut Energy Use 50%
- 50% Renewable Energy
- 100% Renewable Electricity
- Net Zero Buildings
- Cut GHG Emissions 50%

Climate Goal by 2050: Carbon Neutrality
### Thermal Energy Supply & Microgrid Integration within the District

<table>
<thead>
<tr>
<th>CRE.7</th>
<th>Undertake a built environment thermal decarbonization study</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>Conduct or commission a study to determine the best way to eliminate GHG emissions from thermal energy used in the District.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>CRE.8</th>
<th>Develop a neighborhood-scale energy strategy</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Develop a neighborhood-scale energy strategy with a focus on identifying potential supply and demand opportunities for thermal energy and electricity and preparing the District to create and capitalize on opportunities.</td>
</tr>
</tbody>
</table>
Department of General Services
General Announcements

➢ Schedule for the day

➢ Please turn cell phones to vibrate during conference and site visits

➢ Photos and Videos are NOT permitted during the conference and site visits

➢ Today’s presentations from both the conference and site visits will be provided along with the list of attendees via an amendment to the RFP

➢ Photos of site visit will be made available through an amendment to the RFP
Question and Answer session will be conducted at approximately 3:00pm, after the final site visit. All Questions whether answered or not should be submitted to the DGS portal.

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Request for Proposal

- **Issue Date:** June 23, 2022
- **Pre-Proposal Conference:** July 8, 2022
- **Last day for Questions:** July 15, 2022 (By 4:00pm)
- **Proposal Submission Date:** August 9, 2022 (By 2:00pm)
- **Notice of Intent to Award:** TBD
- **Notice to Proceed/Letter Contract:** TBD
- **Project Kick-off Meeting:** 1 week after NTP
Request for Proposal

➢ Review the RFP and all Attachments in their entirety

➢ Part 1 PROJECT INTRODUCTION AND INSTRUCTION FOR OFFERORS

➢ Part 2 PROJECT REQUIREMENTS

➢ PART 3 EVALUATION AND AWARD CRITERIA

➢ Part 4 ECONOMIC INCLUSION

➢ Part 5 PROPOSAL ORGANIZATION AND SUBMISSION
Request for Proposal

- PART 6 OFFEROR PROCEDURES & PROTESTS
- PART 7 POWER PURCHASE AGREEMENT
- PART 8 INSURANCE REQUIREMENTS
- PART 9 BOND REQUIREMENTS
- PART 10 MISCELLANEOUS PROVISIONS
Evaluation Criteria

Past Performance and Relevant Experience 30 Points
Key Personnel and Team Capabilities 20 Points
Project Management 30 Points
Price 20 Points
CBE Preference Points up to 12
Total 112 Points
Proposal Organization

Technical Proposal

Executive Summary of Proposal

Past Performance and Relevant Experience

Key Personnel and Team Capabilities

Project Management
Proposal Organization

Price Proposal

- Offer Letter (Attachment B)
- Bidder-Offeror Certification Form. Attachment C
- Tax Affidavit. Attachment D
- SBE Subcontracting Plan - Attachment H
- First Source Employment Agreement and Employment Plan - Attachment I
- Conflict of Interest Disclosure Form. Attachment O
- EEO Policy Form. Attachment Q
- Certification to Furnish Performance & Payment Bond. Attachment R.
## Technical Rating Scale

<table>
<thead>
<tr>
<th>Numeric Rating</th>
<th>Adjective</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>Unacceptable</td>
<td>Fails to meet minimum requirements, e.g., no demonstrated capacity, major deficiencies which are not correctable; offeror did not address the factor.</td>
</tr>
<tr>
<td>1</td>
<td>Poor</td>
<td>Marginally meets minimum requirements; major deficiencies which may be correctable.</td>
</tr>
<tr>
<td>2</td>
<td>Minimally Acceptable</td>
<td>Marginally meets minimum requirements; minor deficiencies which may be correctable.</td>
</tr>
<tr>
<td>3</td>
<td>Acceptable</td>
<td>Meets requirements; no deficiencies.</td>
</tr>
<tr>
<td>4</td>
<td>Good</td>
<td>Meets requirements and exceeds some requirements; no deficiencies.</td>
</tr>
<tr>
<td>5</td>
<td>Excellent</td>
<td>Exceeds most, if not all requirements; no deficiencies.</td>
</tr>
</tbody>
</table>
Men's Shelter

- Importance of Shelter to the District

**Boiler room**
- Boilers
- Hot-water supply and return headers (at gauge)
- Space for Energy Transfer Station
- Outside wall, garage wall, and what’s on the other side
- No centralized heating or cooling, boilers only for domestic hot water
Site Visits

Men's Shelter

Electrical room and outdoor transformer pad
- Pad location
- Generator location
- Incoming Pepco service
- Outside wall and what’s on the other side
Site Visits

Hospital Construction Site

- Importance of Hospital to the District
- Slope from UCC to Hospital
- Future retaining wall location
- Future service road location
- Future mechanical room location
- Current pit construction
- Future electrical yard location
- Future Pepco ductbanks and manhole location
Site Visits

UCC

Powerhouse/Parking lot

- 13,000 sf area available
- Plus lay-down area during construction (Thor’s parking), potential for future expansion
- $1 annual lease
- Controlled access for all personnel, receive contractor badges
- Like all buildings on District property, CFA review, facade compatibility with adjoining sites
- Acoustics: cooling towers presumably at far end, away from shelter; UCC windows don’t open.
Site Visits

**UCC**

- Two outdoor transformers
  - Each pad
  - Relation to Powerhouse site
  - Relation to location for new generators
  - Relation to electrical room

- **Boiler room**
  - Boilers
  - Hot-water supply and return headers
  - Space for Energy Transfer Station
  - Outside wall leading to paved loading area
UCC

Electrical Room

- Main-tie-main configuration
- Tie to other main
- Connection to Pepco
- Connection to generators, plans for new PLCs
- Vacant bay (extra bay for additional breakers)
- Outside wall leading to paved loading area
Pre-proposal Conference/Site Visits

Question and Answers
Exhibit 6

Responses to Questions About the RFP
<table>
<thead>
<tr>
<th>No.</th>
<th>Question</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Can you share a list of other firms who we might reach out to?</td>
<td>Yes. Please see Amendment 3, Item Number 5a.</td>
</tr>
<tr>
<td>2</td>
<td>Can the bid date be extended? 4 Weeks to assemble a PPA proposal for a microgrid project will be difficult given the technical scope and the interconnection of 3 buildings in across 3 locations</td>
<td>Yes. Please see Amendment 3, Item Number 4.</td>
</tr>
<tr>
<td>3</td>
<td>Can the interval data included in attachment A2 be supplied in an excel format</td>
<td>Yes. Please see Amendment 3 Item Number 2.</td>
</tr>
<tr>
<td>4</td>
<td>The Preliminary Load Model in attachment A2 (page 2390) are these the estimated loads for the Shelter and New Hospital?</td>
<td>Yes, the final page provides modeled load estimates specifically for the new Hospital. See Amendment 3 Item Number 2.</td>
</tr>
<tr>
<td>5</td>
<td>Will the bidder be responsible for making connections at the each building or can the ETS / Energy Transfer Stations be within the lot designated for the microgrid?</td>
<td>The Microgrid Partner may provide the required services in whatever fashion they determine is best. As described in Exhibit B (Delivery Points) of Attachment A4 (the Draft PPA), each off-taker will receive thermal service from the Microgrid that connects to its existing hot-water or chilled-water distribution system (or in the case of the Hospital, its planned distribution systems).</td>
</tr>
<tr>
<td>6</td>
<td>What are Construction schedules for the new Hospital and Men’s Shelter? (section 1.6)</td>
<td>The Men’s Shelter is now open and operating. Key dates for Hospital integration have been provided in Attachment A1. See Amendment 3 Item Number 1.</td>
</tr>
<tr>
<td>7</td>
<td>Define difference between Microgrid &quot;Partner&quot; and Microgrid &quot;Contractor&quot; (Section 1.1)</td>
<td>There is no difference. The text of the RFP states in Section 1.1 &quot;...Microgrid Partner (&quot;Partner&quot; or &quot;Contractor&quot;)....&quot;</td>
</tr>
<tr>
<td>8</td>
<td>Clarify requirements for &quot;take-or-pay basis&quot; (section 1.2)</td>
<td>The &quot;take or pay&quot; approach is specified in Section 11.3 of the Draft PPA (Attachment)</td>
</tr>
<tr>
<td>9</td>
<td>Clarify up to $950,000 funds from FEMA for design-development funding (section 1.8.2.2)</td>
<td>As described in Section 1.8, immediately upon selection, a Letter Contract will be issued for $950,000 so that the Microgrid Partner can begin design work without delay. The form of this Letter Contract (Attachment M) will be provided as an</td>
</tr>
<tr>
<td>10</td>
<td>Clarify HSEMA role in working with FEMA between phases 1 and 2. (section 2.2.1)</td>
<td>As described in Section 2.2.1, HSEMA and its Consultants will work with both the Microgrid Partner and FEMA in order to document the Benefit Cost Analysis (BCA) that FEMA requires in order to proceed to Phase 2 of the grant. HSEMA and its Consultants performed a preliminary BCA at the time of the original grant application, as it does with all FEMA projects. Data from the Microgrid Partner’s design process, such as more detailed construction cost estimates, will be incorporated into an updated BCA that HSEMA will submit to FEMA.</td>
</tr>
<tr>
<td>11</td>
<td>Can you elaborate further on the project schedule- specifically the Notice of Intent to Award and Notice to Proceed?</td>
<td>It is the District's intent to progress the RFP process in a manner that supports the goals. The Department will issue the Notice of Intent to Award and Notice to Proceed at the conclusion of the selection process.</td>
</tr>
<tr>
<td>Question</td>
<td>Response</td>
<td></td>
</tr>
<tr>
<td>----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
<td>-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
<td></td>
</tr>
<tr>
<td>12 Will you be providing an adjusted schedule for Attachment A1? As presented, things started more than 8 months ago.</td>
<td>Yes. See Amendment 3, Item 1.</td>
<td></td>
</tr>
<tr>
<td>13 Will you consider a submission extension given the importance of the requirements and compliance and less than 30 days before 8/9 excluding weekends?</td>
<td>Yes. Please see Amendment 3, Item Number 4.</td>
<td></td>
</tr>
<tr>
<td>14 Could the load information be provided in a CSV file?</td>
<td>Yes. Please see Amendment 3 Item Number 2.</td>
<td></td>
</tr>
<tr>
<td>15 Are calculations or design criteria for distributed energy resources available?</td>
<td>As described in Section 1.9.2, the choice of distributed energy resources is up to the Microgrid Partner, with the exceptions noted in that Section.</td>
<td></td>
</tr>
<tr>
<td>16 What duration BESS is desired and how is it planned to be used? (section 1.9.2)</td>
<td>As described in Section 1.9.2, the BESS should have a minimum 0.25C (4-hr) rating. The planned use of the battery system (for example in generating grid-services revenues) is up to the Microgrid Partner as the owner of the equipment, as long as the Performance Criteria in Exhibit H of the Draft PPA (Attachment A4) are met.</td>
<td></td>
</tr>
<tr>
<td>17 Clarify basis of design for generation sizes</td>
<td>As described in Section 1.9.2, the selection and sizing of generation assets is up to the Microgrid Partner, with the exceptions noted in that Section.</td>
<td></td>
</tr>
<tr>
<td>18 When will responses to questions be provided?</td>
<td>Responses to questions will be provided in installments. This is the first of those installments.</td>
<td></td>
</tr>
<tr>
<td>19 Is Right of Use required for the feeder installation? (section 1.9.2.c)</td>
<td>The Microgrid Partner will require easements for any utility rights-of-way needed for feeder installation, in cooperation with the Hospital and with the District agencies responsible for a given area.</td>
<td></td>
</tr>
<tr>
<td>20 Clarify MG Partner's roles in obtaining easements and permits?</td>
<td>The Microgrid Partner will be responsible for obtaining easement permits, with the cooperation of the Hospital and the District agencies responsible for a given area.</td>
<td></td>
</tr>
<tr>
<td>21 Pricing Proposal is based on energy reduction percentage vs actual cost of project? (section 3.5.2.1)</td>
<td>Reduction in energy costs is the percent reduction below the baseline provided as Exhibit C to the Draft PPA (Attachment A4). A 10% discount is the minimum reduction, further reductions will be evaluated as described in Section 3.5.2.1.</td>
<td></td>
</tr>
<tr>
<td>22 Please provide copies of all presentations shown at the pre-bid conference</td>
<td>Please see Amendment 3, Item Number 5b.</td>
<td></td>
</tr>
<tr>
<td>23 Please provide pictures of all locations visited during the pre-bid site walk including equipment nameplates if possible.</td>
<td>Please see Amendment 3, Items Number 3 and 6.</td>
<td></td>
</tr>
<tr>
<td>23a Electric Rooms/Utility Transformer</td>
<td>Please see response to Question 23 above.</td>
<td></td>
</tr>
<tr>
<td>23b Boiler/water heater rooms</td>
<td>Please see response to Question 23 above.</td>
<td></td>
</tr>
<tr>
<td>23c Chillers</td>
<td>Please see response to Question 23 above.</td>
<td></td>
</tr>
<tr>
<td>23d Emergency Generators</td>
<td>Please see response to Question 23 above.</td>
<td></td>
</tr>
<tr>
<td>23e Proposed Powerhouse location</td>
<td>Please see response to Question 23 above.</td>
<td></td>
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</tbody>
</table>