

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
DEPARTMENT OF GENERAL SERVICES



**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>

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)

Activity ID	Activity Name	Duration	Start	Finish
P3000	Ph 3A – Procurement	364	20-Oct-21	19-Oct-22
	RFP Opens	45	23-Jun-22	7-Aug-22
	Partner Selection	30	7-Aug-22	6-Sep-22
	Award Letter Contract	1	6-Sep-22	7-Sep-22
	Contract Negotiations	42	7-Sep-22	19-Oct-22
	PPA Contract and Notice to Proceed	0	19-Oct-22	19-Oct-22
P3020	Ph 3A – Design (roll-up)	219	25-Oct-21	3-Dec-22
	Setty and C2JV Preliminary Design Support	365	8-Nov-21	8-Nov-22
	Load Models for RFP	28	8-Nov-21	6-Dec-21
	Site Survey for RFP	219	16-Nov-21	23-Jun-22
	Thermal Equipment Sizing, Hospital Basement Configuration	315	16-Nov-21	27-Sep-22
	Pepco Ductbanks, Hospital Electrical Configuration	315	16-Nov-21	27-Sep-22
	Distribution System Pathways, Site Information	173	7-Apr-22	27-Sep-22
	1-Line Electrical Drawings (discussion-only)	215	7-Apr-22	8-Nov-22
	Design and Permitting under Letter Contract	163	23-Jun-22	3-Dec-22
	Partner Conceptual Design	75	23-Jun-22	6-Sep-22
	30% Schematic Design Documents, Electrical 1-lines	30	6-Sep-22	6-Oct-22
	65% Schematic Design Documents	44	6-Oct-22	19-Nov-22
	Firm Cost Estimate for FEMA Benefit-Cost Analysis (BCA)	58	6-Oct-22	3-Dec-22
	Update BCA Data	90	7-Sep-22	6-Dec-22
	P3010	Ph 3A - Permitting Phase 1	485	1-Nov-21
Pepco Ductbanks		340	1-Nov-21	7-Oct-22
Complete Pepco Interconnection Application, System Impact		90	7-Sep-22	6-Dec-22
Powerhouse approvals		175	7-Sep-22	1-Mar-23
WMATA (Zone of Influence)		100	7-Sep-22	16-Dec-22
CFA (with NCPC, HPRB)		149	7-Sep-22	3-Feb-23
DCRA Package #1 (site grading)		69	7-Sep-22	15-Nov-22
DCRA Package #2 (Powerhouse)		45	15-Jan-23	1-Mar-23
P3045	Ph 3A – FEMA Phase 1 (Design) Project Closeout	40	6-Dec-22	15-Jan-23
	Submit Updated BCA	0	6-Dec-22	6-Dec-22
	FEMA Authorization for Phase 2 (Construction)	40	6-Dec-22	15-Jan-23
P3065	Ph 3A - Permitting Phase 2	420	6-Dec-22	30-Jan-24
	Air Quality Permit	360	15-Jan-23	10-Jan-24
	Pepco Rolling ATI – Permanent Power	61	6-Dec-22	5-Feb-23
	Pepco Rolling ATI – Onsite Generation (Solar-plus-Storage)	90	6-Dec-22	6-Mar-23
	Pepco Rolling ATI – Onsite Generation (CHP)	120	6-Dec-22	5-Apr-23
	Pepco Rolling ATO – Permanent Power	69	5-Feb-23	15-Apr-23
	Pepco Rolling ATO – Onsite Generation, Solar-plus-Storage	200	6-Mar-23	22-Sep-23
	Pepco Rolling ATO – Onsite Generation, CHP	300	5-Apr-23	30-Jan-24
P3002	Ph 3A - Construction	464	1-Sep-22	9-Dec-23
	100% DDs	45	19-Nov-22	3-Jan-23
	Equipment Procurement	371	3-Dec-22	9-Dec-23
	100% CDs	43	3-Dec-22	15-Jan-23
	Site Preparation and Grading	90	21-Dec-22	21-Mar-23
	Powerhouse Construction (slab on grade, shell)	120	21-Mar-23	19-Jul-23
	Permanent Power Installation for Hospital	190	3-Dec-22	11-Jun-23
	Switchgear Procurement	148	3-Dec-22	30-Apr-23
	Decision on Permanent Power – via Hospital vs Microgrid	0	15-Jan-23	15-Jan-23
	Switchgear installation	42	30-Apr-23	11-Jun-23
	Pepco Ductbank Completion	226	1-Sep-22	15-Apr-23
Permanent Power Available to Hospital	0	15-Apr-23	15-Apr-23	

P3035	Ph 3A – Distribution System Installation	300	15-Jan-23	11-Nov-23
	Energy Transfer Stations – Hospital	120	15-Jan-23	15-May-23
	Decision on temporary boilers & chillers – Hospital	0	1-Mar-23	1-Mar-23
	Hospital MEP Close-Ins	0	3-Jul-23	3-Jul-23
	Energy Transfer Stations – other off-takers	120	15-May-23	12-Sep-23
	Trenching (or Directional Drilling) and Restoration	80	15-Jan-23	5-Apr-23
	Pipe & Conduit Installation – Hospital	60	5-Apr-23	4-Jun-23
	Building System Integration – Hospital	30	4-Jun-23	4-Jul-23
	Pipe & Conduit Installation – all off-takers	90	4-Jun-23	2-Sep-23
	Building System Integration – all off-takers	60	12-Sep-23	11-Nov-23
P3055	Ph 3A – Powerhouse Equipment Installation	365	20-May-23	19-May-24
	Chillers	120	20-May-23	17-Sep-23
	Boilers	120	17-Sep-23	15-Jan-24
	Engines and Heat Recovery Systems	240	19-Jul-23	15-Mar-24
	Rooftop Photovoltaics	90	7-Nov-23	5-Feb-24
	Battery Energy Storage System	60	16-Oct-23	15-Dec-23
	Rigging	91	15-Jan-24	15-Apr-24
	Controls, Communications, Integration	305	19-Jul-23	19-May-24
P3001	Ph 3A - Commissioning	467	3-Jul-23	12-Oct-24
	Early cooling supply to hospital (interior build-out)	60	3-Jul-23	1-Sep-23
	Early heating supply to hospital (interior build-out)	60	15-Jan-24	15-Mar-24
	Energy Transfer Stations / Off-Taker Systems	90	3-Jul-23	1-Oct-23
	CHP	146	15-Mar-24	8-Aug-24
	Support Hospital TAB Verification	60	15-Apr-24	14-Jun-24
	Support Hospital Final Inspections, TCO, and Joint Commissio	120	14-Jun-24	12-Oct-24
P3003	Ph 3A - Final Inspection	30	9-Aug-24	8-Sep-24
P3004	Ph 3A - Substantial Completion	0	8-Sep-24	8-Sep-24
P3080	Ph 3A – Notice of Commencement of Commercial Service	0	8-Sep-24	8-Sep-24

**Exhibit 2**

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

**Exhibit 3**

Attachment A14 - Confidentiality Agreement  
Release of RFP Information

**GOVERNMENT OF THE DISTRICT OF COLUMBIA**  
**DEPARTMENT OF GENERAL SERVICES**



Contracts & Procurement

**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





**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: UNISON ENERGY Email: ADAM.NOGIEC@UNISONENERGY.COM  
Services Provided: MICROGRID DBO/CM  
Interested in bidding as a prime or a subcontractor? Prime
3. Name: Jack Sims Phone: 917 974 7696  
Company: Unison Energy Email: jack.sims@unisonenergy.com  
Services Provided: Microgrid DBO/CM  
Interested in bidding as a prime or a subcontractor? Prime
4. Name: JACK MCKENNA Phone: 443 250-0291  
Company: CARRIER Power Email: jack.mckenna@CARRIERMachinery.com  
Services Provided: EQUIPMENT SUPPLIER  
Interested in bidding as a prime or a subcontractor? No
5. Name: DARRIN SIMON Phone: 202.207.8798  
Company: PowerSecure Email: dsimon@powersecure.com  
Services Provided: EPC + Microgrid Dev, O&M  
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.

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: Cherise Seals Phone: 410 830-0439  
Company: NORESCO Email: cseals@noresco.com  
Services Provided: microgrid  
Interested in bidding as a prime or a subcontractor? prime
2. Name: Fred Hussain Phone: 703 501-7411  
Company: CSI Engineering Email: fhussain@csi.e.com  
Services Provided: consulting engineering  
Interested in bidding as a prime or a subcontractor? subcontractor
3. Name: Jacob Gram Phone: 919-630-8588  
Company: PowerSecure Email: jacob.gram@powersecure.com  
Services Provided: Microgrid  
Interested in bidding as a prime or a subcontractor? Prime
4. Name: Mehmet Duzkan Phone: 202 440-0133  
Company: Green4 Urban Email: mehmet.duzkan@green4urban.com  
Services Provided: \_\_\_\_\_  
Interested in bidding as a prime or a subcontractor? Yes - Sub
5. Name: Angel Savoy Phone: 240-640-7138  
Company: Titon Power LLC Email: angel@titonpowerllc.com  
Services Provided: Electrical / Microgrid design  
Interested in bidding as a prime or a subcontractor? sub

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.

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: Bernie Leipold Phone: 443-605-3296  
Company: CSI Engineering Email: Bernie@CSIE.com  
Services Provided: Mechanical Electrical Engineering Design Services  
Interested in bidding as a prime or a subcontractor? sub
2. Name: Eric MacBarr Phone: 215-435-0690  
Company: Northeast Energy Email: emacbar@necsys.com  
Services Provided: gensets  
Interested in bidding as a prime or a subcontractor? sub
3. Name: CHARLES YETTER Phone: 202-568-0585  
Company: MCKISSACK Email: CHARLES.YETTER@MCKINC.COM  
Services Provided: PMEM  
Interested in bidding as a prime or a subcontractor? SUB
4. Name: MARK MARTYAK Phone: 919 522 5962  
Company: POWERSECURE Email: mmartyak@powersecure.com  
Services Provided: MICROGRID  
Interested in bidding as a prime or a subcontractor? PRIME
5. Name: Zach Ashburn Phone: 410-451-2345  
Company: Cynergy Email: zashburn@cynergy.com  
Services Provided: Electrician  
Interested in bidding as a prime or a subcontractor? sub

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.

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: Norm Campbell Phone: 317-476-7368  
Company: SAFT Email: ncampbell@goelectricmo.com  
Services Provided: Microgrid & BESS  
Interested in bidding as a prime or a subcontractor?  SUB
  
2. Name: Spencer Thomas Phone: 202 657 7139  
Company: Public Performance Email: stthomas@publicpm.com  
Services Provided: IT Support Consulting  
Interested in bidding as a prime or a subcontractor? Prime
  
3. Name: Dylan Scallo Phone: 201-245-1071  
Company: Amp Email: dylan.scallo@amp.com  
Services Provided: MEP  
Interested in bidding as a prime or a subcontractor? \_\_\_\_\_
  
4. Name: Tom Drake Phone: 780-511-3876  
Company: Next ERA Email: tom.drake@nexteraenergy.com  
Services Provided: Energy PPA  
Interested in bidding as a prime or a subcontractor? Prime
  
5. Name: Ada Leonard Phone: \_\_\_\_\_  
Company: Wiles Mensch Email: aleonard@wm-dc.com  
Services Provided: Civil Survey, DV  
Interested in bidding as a prime or a subcontractor? Sub

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.

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: 443-745-6246  
Company: Curtis Power Solution Email: akoch@curtisps.com  
Services Provided: Power Generation  
Interested in bidding as a prime or a subcontractor? Sub
2. Name: ROB THORNE Phone: 202-735-8899  
Company: PUBLIC PERFORMANCE Email: rob@publicpm.com  
Services Provided: MANAGEMENT  
Interested in bidding as a prime or a subcontractor? PRIME
3. Name: Vaughn Beasley Phone: 904 703 9043  
Company: Power Secure Email: Vaughn.beasley@powersecure.com  
Services Provided: Microgrid  
Interested in bidding as a prime or a subcontractor? Prime
4. Name: Chris Taylor Phone: 2/536-8706  
Company: Pepco Email: ctaylor@pepco.com  
Services Provided: electricity  
Interested in bidding as a prime or a subcontractor? distribution
5. Name: Rajas Nimbarte Phone: 5854349104  
Company: NEE Email: rajas.nimbarte@nne.com  
Services Provided: 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.

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: Hallah Abadoff Phone: \_\_\_\_\_  
Company: Loring Consulting Engr. Email: HAbadoff@Loringengineers.com  
Services Provided: MEP - Energy  
Interested in bidding as a prime or a subcontractor? Sub.
  
2. Name: Michael Kennedy Phone: 703-229-3798  
Company: NERESCO Email: mkennedy@neresco.com  
Services Provided: ESCO  
Interested in bidding as a prime or a subcontractor? Prime
  
3. Name: Doug Mackenzie Phone: 240-252-9303  
Company: Black & Veatch Email: mackenzie DR@bv.com  
Services Provided: EPC  
Interested in bidding as a prime or a subcontractor? Sub
  
4. Name: Garrett Raper Phone: 704-916-3514  
Company: Ameresco Email: graper@ameresco.com  
Services Provided: ESPC/EPC  
Interested in bidding as a prime or a subcontractor? Yes
  
5. Name: Chris Gilbert Phone: 704-281-1928  
Company: Ameresco Email: cgilbert@ameresco.com  
Services Provided: ESPC/EPC  
Interested in bidding as a prime or a subcontractor? Yes

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.



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: Matt Guzman Phone: 703-247-6091  
Company: Ameresco Email: mguzman@ameresco.com  
Services Provided: ESCO  
Interested in bidding as a prime or a subcontractor? Prime
  
2. Name: John Gardiner Phone: 202 379-8202  
Company: OME SOLAR Email: john@OMESOLAR.COM  
Services Provided: SOLAR  
Interested in bidding as a prime or a subcontractor? SBIR
  
3. Name: GARY FARMER Phone: 240-278-0731  
Company: INNO JENBACHER Email: gary.farmer@innj.com  
Services Provided: EQUIPMENT VENDOR  
Interested in bidding as a prime or a subcontractor? SUBCONTRACTOR
  
4. Name: John Perrotti Phone: 203-927-9073  
Company: CEG Solutions Email: johnperrotti@leg.solutions.com  
Services Provided: ESCO  
Interested in bidding as a prime or a subcontractor? Prime
  
5. Name: Andrew Avrbach Phone: 202-744-1783  
Company: Capital Sustainability Email: andrew@capital.sustainability.com  
Services Provided: Consistency Sustainability  
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.

Nothing stated at the pre-proposal conference shall change the solicitation unless the change is made by way of a written addendum.

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: GUY WAINOR Phone: 2022476171  
Company: PARCETO ENERGY Email: GUY@PARCETOENERGY.COM  
Services Provided: MICROGRID DESIGN  
Interested in bidding as a prime or a subcontractor? Prime
2. Name: ROBERT BARCOCK Phone: 917 744 270 2712  
Company: VERDANT MICROGRID Email: ROB@VERDANTMICROGRID.COM  
Services Provided: Development  
Interested in bidding as a prime or a subcontractor? Prime
3. Name: JUSTIN NZEVES Phone: 240 291 1564  
Company: SCALE MICROGRID SOLUTIONS Email: JUSTIN.NZEVES@SCALEMICROGRIDSOLUTIONS.COM  
Services Provided: EPC - DEVELOPMENT - SERVICE  
Interested in bidding as a prime or a subcontractor? PRIME
4. Name: Megan Forte Phone: 240-397-1728  
Company: CEG SOLUTIONS Email: megan.forte@cegsolutions.com  
Services Provided: EPC-development-construction management  
Interested in bidding as a prime or a subcontractor? Prime
5. Name: Corri Waters Phone: \_\_\_\_\_  
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.

Nothing stated at the pre-proposal conference shall change the solicitation unless the change is made by way of a written addendum.

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: Ken Stadlin Phone: (410) 533 4499  
Company: Redball Energy Email: kenny.stadlin@gmail.com  
Services Provided: finance  
Interested in bidding as a prime or a subcontractor? Both
  
2. Name: LAtara Harris Phone: 443 827 1333  
Company: Greenscape Email: LAtara.Harris@gmail.com  
Services Provided: solar w/force dev/install/finance  
Interested in bidding as a prime or a subcontractor? prime + sub
  
3. Name: Fenolie Lowe Phone: 571 345-8940  
Company: Atmos Solutions Email: flowe@atmosolutionsinc.com  
Services Provided: Construction Consultant  
Interested in bidding as a prime or a subcontractor? \_\_\_\_\_
  
4. Name: Michael Boswell Phone: 240.344.8770  
Company: Concord Engineering Email: mboswell@concord-engineering.com  
Services Provided: engineering  
Interested in bidding as a prime or a subcontractor? \_\_\_\_\_
  
5. Name: JAMES WALKER Phone: (571) 488-8882  
Company: VOLKERT Email: james.walker@VOLKERT.COM  
Services Provided: ENGINEERING  
Interested in bidding as a prime or a subcontractor? SUB

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.

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: 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: 412-952-2658  
Company: Kinsky Group Email: Smathews@kinskyenergy.com  
Services Provided: CITP system  
Interested in bidding as a prime or a subcontractor? sub
3. Name: Anthony Ferraro Phone: 940-735-4940  
Company: Atmos Solutions Email: aferraro@atmosolutionsinc.com  
Services Provided: AC Services  
Interested in bidding as a prime or a subcontractor? \_\_\_\_\_
4. Name: ~~Anthony Ferraro~~ Phone: ~~940-735-4940~~  
Company: \_\_\_\_\_ Email: \_\_\_\_\_  
Services Provided: \_\_\_\_\_  
Interested in bidding as a prime or a subcontractor? \_\_\_\_\_
5. Name: Matthew Gagnon Phone: \_\_\_\_\_  
Company: AmerSec Email: \_\_\_\_\_  
Services Provided: \_\_\_\_\_  
Interested in bidding as a prime or a subcontractor? \_\_\_\_\_

6. John Augustine CEC Solutions

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.

**Exhibit 5**

Pre-proposal Conference/Site Visits Presentation



# St. Elizabeths Microgrid Project

Pre-proposal Conference and Site Visits  
July 8, 2022

# A Campus Brought To Life

---

## St. Elizabeths East Campus

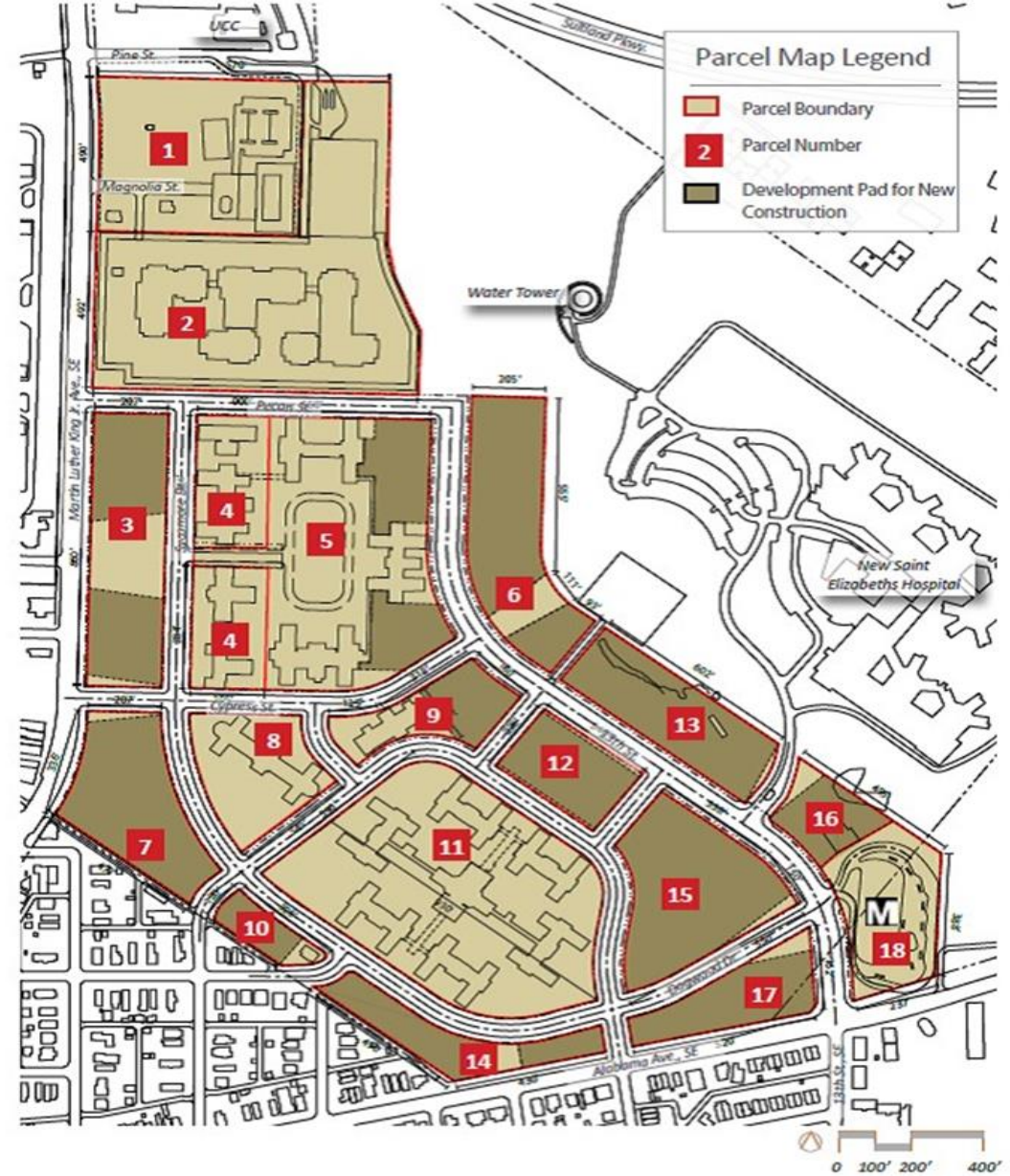
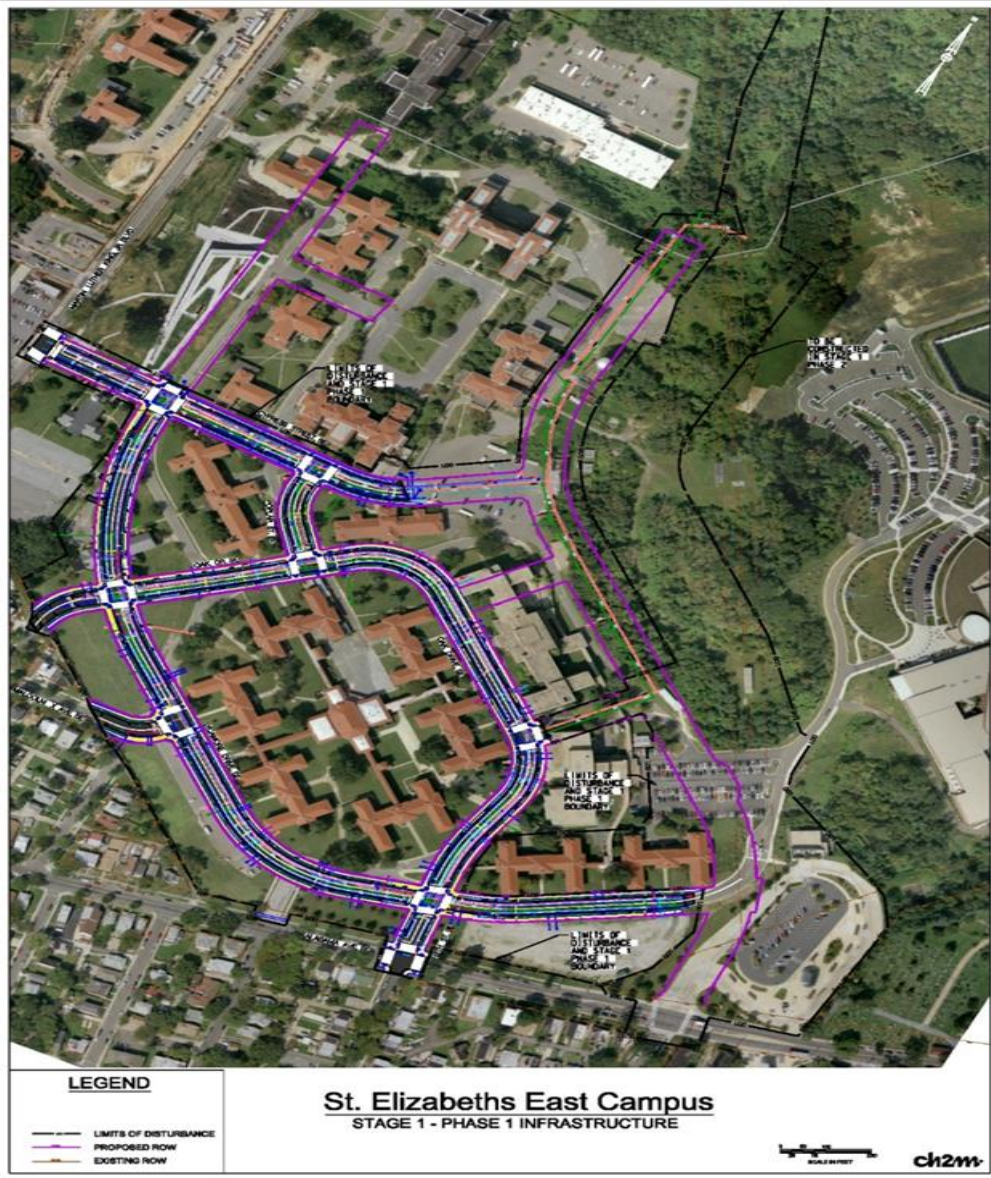


# St. Elizabeths East Master Plan

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.



# Parcel Map





# 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 13<sup>th</sup> 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

# DC Public Library - Parcel 16



DC Public Library

- New 20,000 sf DCPL Library to replace the current Parklands-Turner Community Library.

:

# On the Horizon...



- Award of Parcel 7,8&9 – District Department of Behavior Health (DBH), Housing, Commercial Space and Retail

:

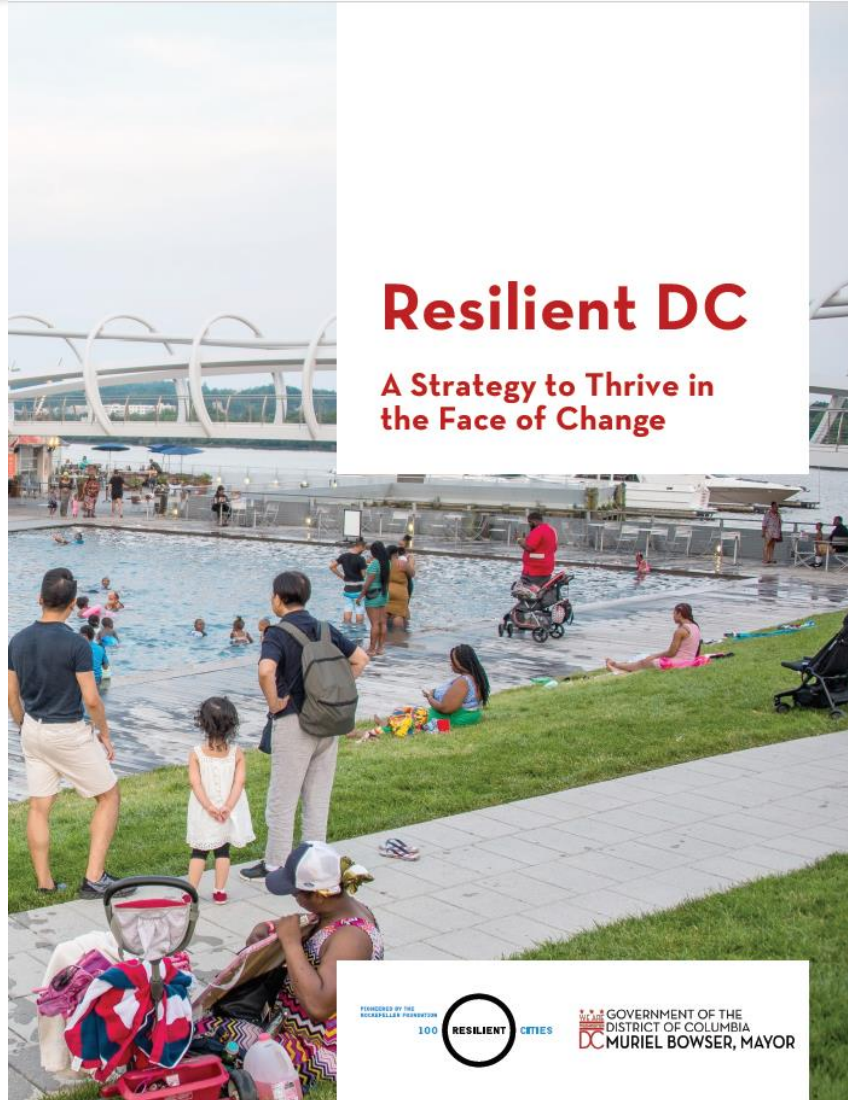


# St. Elizabeths Microgrid Project



**Homeland Security Emergency Management Agency**

# An Overview of Resilient DC



**Resilient  
Rivers**



**Inclusive  
Growth**



**Climate  
Action**



**Smarter  
DC**



**Safe & Healthy  
Washingtonians**

## 2.3.4

---

### 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

# A First for FEMA



FEMA Region 3  
@FEMAregion3



As one 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



FEMA







# St. Elizabeths Microgrid Project

Department of Energy and Environment

# Overview of Climate Goals



ADAPT TO CLIMATE CHANGE

CLIMATE READY BUILDINGS

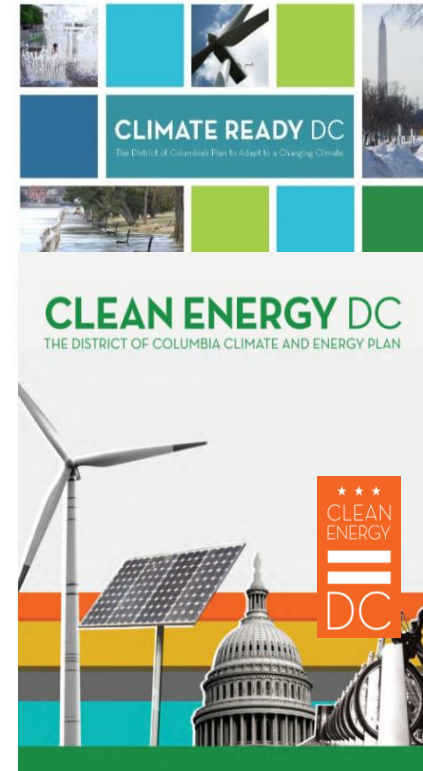
CUT ENERGY USE 50%

50% RENEWABLE ENERGY

100% RENEWABLE ELECTRICITY

NET ZERO BUILDINGS

CUT GHG EMISSIONS 50%



**CLIMATE GOAL BY 2050: CARBON NEUTRALITY**

# Microgrids in Clean Energy DC

## Thermal Energy Supply & Microgrid Integration within the District

### **CRE.7 Undertake a built environment thermal decarbonization study**

Conduct or commission a study to determine the best way to eliminate GHG emissions from thermal energy used in the District.

### **CRE.8 Develop a neighborhood-scale energy strategy**

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.



# St. Elizabeths Microgrid Project

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

# General Announcements

- 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
- 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

- **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

<b>Past Performance and Relevant Experience</b>	30 Points
<b>Key Personnel and Team Capabilities</b>	20 Points
<b>Project Management</b>	30 Points
<b>Price</b>	20 Points
<b>CBE Preference Points</b>	up to 12
<b>Total</b>	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

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



# Site Visits

## 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



# Site Visits

## 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

DCAM-22-CS-RFP-0011  
 Redevelopment St. Elizabeths East Campus - Microgrid Project  
 Questions About The RFP

No.	Question	Response
1	Can you share a list of other firms who we might reach out to?	Yes. Please see Amendment 3, Item Number 5a.
2	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	Yes. Please see Amendment 3, Item Number 4.
3	Can the interval data included in attachment A2 be supplied in an excel format	Yes. Please see Amendment 3 Item Number 2.
4	The Preliminary Load Model in attachment A2 (page 2390) are these the estimated loads for the Shelter and New Hospital?	Yes, the final page provides modeled load estimates specifically for the new Hospital. See Amendment 3 Item Number 2.
5	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?	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).
6	What are Construction schedules for the new Hospital and Men's Shelter? (section 1.6)	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.
7	Define difference between Microgrid "Partner" and Microgrid "Contractor" (Section 1.1)	There is no difference. The text of the RFP states in Section 1.1 "....Microgrid Partner ("Partner" or "Contractor")...."
8	Clarify requirements for "take-or-pay basis" (section 1.2)	The "take or pay" approach is specified in Section 11.3 of the Draft PPA (Attachment
9	Clarify up to \$950,000 funds from FEMA for design-development funding (section 1.8.2.2)	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
10	Clarify HSEMA role in working with FEMA between phases 1 and 2. (section 2.2.1)	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.
11	Can you elaborate further on the project schedule- specifically the Notice of Intent to Award and Notice to Proceed?	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.

12	Will you be providing an adjusted schedule for Attachment A1? As presented, things started more than 8 months ago.	Yes. See Amendment 3, Item 1.
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?	Yes. Please see Amendment 3, Item Number 4.
14	Could the load information be provided in a CSV file?	Yes. Please see Amendment 3 Item Number 2.
15	Are calculations or design criteria for distributed energy resources available?	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.
16	What duration BESS is desired and how is it planned to be used? (section 1.9.2)	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.
17	Clarify basis of design for generation sizes	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.
18	When will responses to questions be provided?	Responses to questions will be provided in installments. This is the first of those installments.
19	Is Right of Use required for the feeder installation? (section 1.9.2.c)	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.
20	Clarify MG Partner's roles in obtaining easements and permits?	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.
21	Pricing Proposal is based on energy reduction percentage vs actual cost of project? (section 3.5.2.1)	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.
22	Please provide copies of all presentations shown at the pre-bid conference	Please see Amendment 3, Item Number 5b.
23	Please provide pictures of all locations visited during the pre-bid site walk including equipment nameplates if possible.	Please see Amendment 3, Items Number 3 and 6.
23a	Electric Rooms/Utility Transformer	Please see response to Question 23 above.
23b	Boiler/water heater rooms	Please see response to Question 23 above.
23c	Chillers	Please see response to Question 23 above.
23d	Emergency Generators	Please see response to Question 23 above.
23e	Proposed Powerhouse location	Please see response to Question 23 above.