

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. 5

Amendment Number 5 is hereby issued and posted on the Department's web site August 12, 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 Attachment A7 Site Information

Delete: In its entirety

Insert: Site Information (revised) provided as Exhibit 1 to Amendment 5

2. Section 1.15 Attachment H – SBE Subcontracting Plan

Delete: In its entirety

Insert: SBE Subcontracting Plan (revised) provided as Exhibit 2 to Amendment 5

3. Section 4.3 Subcontracting Plan

Delete: In its entirety

Insert: **4.3 Subcontracting Plan**

An Offeror responding to this RFP which is obligated to subcontract shall be required to submit with its Proposal, any subcontracting plan required by law. Offeror's responding to this RFP shall be deemed nonresponsive and shall be rejected if the Offeror fails to submit a subcontracting plan that is required by law. If the Agreement is in excess of (\$250,000), at least (35%) of the dollar volume of the Agreement shall be with certified small business enterprises (SBE), The subcontracting plan form is provided in **Attachment H**.

4.3.1 Mandatory Subcontracting Requirements

- a) Unless the Director of the DSLBD has approved a waiver in writing in accordance with D.C. Official Code § 2-218.51, for all contracts in excess of \$250,000, at least 35% of the dollar volume of the contract shall be subcontracted to SBEs.
- b) If there are insufficient SBEs to completely fulfill the requirement of paragraph **(a)** of this **Section 4.3.1** above, then the subcontracting may be satisfied by subcontracting (35%) of the dollar volume to any qualified CBEs; provided, however, that all reasonable efforts shall be made to ensure that SBEs are significant participants in the overall subcontracting work.
- c) A Microgrid Partner (or “Prime Contractor” for purposes of this **Part 4**) that is certified by DSLBD as a small, local, or disadvantaged business enterprise shall not be required to comply with the provisions of paragraphs (a) and (b) above of this **Section 4.3.1**.
- d) Except as provided in paragraphs (e) and (g) below of this **Section 4.3.1**, a Prime Contractor that is a CBE and has been granted a proposal preference pursuant to D.C. Official Code § 2-218.43, or is selected through a set-aside program, shall perform at least (35%) of the contracting effort with its own organization and resources and, if it subcontracts, (35%) of the subcontracting effort shall be with CBEs. A CBE Prime Contractor that performs less than (35%) of the contracting effort shall be subject to enforcement actions under D.C. Official Code § 2-218.63.
- e) A Prime Contractor that is a certified Joint Venture and has been granted an offer preference pursuant to D.C. Official Code § 2-218.43, or is selected through a set-aside program, shall perform at least (50%) of the contracting effort with its own organization and resources and, if it subcontracts, (35%) of the subcontracting effort shall be with CBEs. A certified Joint Venture Prime Contractor that performs less than (50%) of the contracting effort shall be subject to enforcement actions under D.C. Official Code § 2-218.63.
- f) Each CBE utilized to meet these subcontracting requirements shall perform at least (35%) of its contracting effort with its own organization and resources.
- g) A Prime Contractor that is a CBE and has been granted an offer preference pursuant to D.C. Official Code § 2-218.43, or is selected through a set-aside program, shall perform at least (50%) of the on-site work with its own organization and resources if the Agreement is one (\$1) million dollars or less.

4.3.2 Subcontracting Plan Requirements

If the Prime Contractor is required by law to subcontract under the Agreement, it must submit a subcontracting plan for at least (35%) of the dollar volume of the Agreement in accordance with D.C. Official Code § 2-218.46. The subcontracting plan shall be submitted as part of the Proposal and may only be amended with the prior written approval of the CO and Director of DSLBD. Any reduction in the dollar volume of the subcontracted portion resulting from an amendment of the plan shall inure to the benefit of the District and the Department. Each subcontracting plan shall include the following:

- a) The name and address of each subcontractor.
- b) A current certification number of the small or certified business enterprise.
- c) The scope of work to be performed by each subcontractor; and
- d) The price that the Prime Contractor will pay each subcontractor.

4. Section 5.1 Submission Identification

Delete: In its entirety

Insert: **5.1 Submission Identification**

Offerors shall submit its Technical Proposal and Price Proposal in separate electronic files or links to the attention of James Marshall through the DGS portal at <https://octo.quickbase.com/db/bq7rujdk2?a=dbpage&pageID=2>
The Subject line of the Offeror's email shall clearly state: **Redevelopment St. Elizabeths East Campus – Microgrid Project DCAM-22-CS-RFP-0011**"

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

Delete: August 23, 2022

Insert: September 9, 2022

6. Section 6.3 Explanations to Prospective Offerors, next to last sentence

Delete: July 29, 2022

Insert: August 26, 2022

7. The third installment of responses to questions about the RFP are provided as Exhibit 3 to Amendment 5.

James H. Marshall

James H. Marshall
Contracting Officer

August 12, 2022
Date

End of Amendment No. 5

DCAM-22-CS-RFP-0011
Redevelopment St. Elizabeths East Campus – Microgrid Project
Amendment 5

Exhibit 1

DC AM-22-CS-RFP-0011
Redevelopment St. Elizabeths East Campus – Microgrid Project

Attachment A7

ATTACHMENT A7

SITE INFORMATION

The candidate site for the Microgrid Powerhouse is shown on the survey drawings below, including basic dimensions.

The approved pathway for Pepco ductbanks serving the Hospital is shown on the drawings below, subject to changes by the Hospital or Pepco prior to actual construction.

Easements to cross District-owned property with pipes, wires, conduits, duct banks etc to reach current and potentially future Off-Takers will be incorporated into the overall Site Lease, with payments if any of \$1 per year. Soil conditions and other geotechnical information will be made available to the selected Microgrid Partner, with preliminary information incorporated into this Attachment. Based on this preliminary information, the Microgrid Partner may find that the soil conditions are appropriate for minimizing constructions costs via directional drilling (horizontal boring) instead of trenching.

The District Department of Transportation is currently engaged in a planning process for adding a new walking / bike path through the valley, as shown in the drawings below.

Because of the nature of the Powerhouse operations and because of its planned proximity to the Unified Communications Center, prudent security measures are expected to be required. A brief overview is provided in the attached memo. The Microgrid Partner will have full responsibility for complying with security recommendations from the Department's Protective Services Division, which will be provided once design drawings are available for the Division to review. Note that all personnel requiring access to the Powerhouse site during both construction and operations will go through the existing security gate, and will therefore need to be badged, in accordance with existing UCC procedures.

Planned operations for the Powerhouse should take acoustic requirements, including isolation for engines, noise reduction for exhaust stacks and cooling towers, and directional preference away from new Shelter. Offerers may find the District code requirements for noise limitations to be helpful, available at: <https://www.dcregs.dc.gov/Common/DCMR/RuleList.aspx?ChapterNum=20-27>

Disclaimer:

The proposed site will be made available as described in the RFP, but other sites could potentially be considered. The Microgrid Partner shall perform their own due diligence and necessary investigations and designs. The information provided in this RFP merely illustrates concepts and conveys available data for consideration of the Microgrid Partner. The Partner shall provide their own geotechnical and structural designs for the Powerhouse, distribution systems, Energy Transfer Stations, and other required facilities. The final location of the structures, foundation systems, and site designs may vary from the conceptual information provided, and are subject to all applicable permits and approvals, including issuance of a building permit by DCRA.

MARTIN LUTHER KING JR. AVENUE, S.E.

MARTIN LUTHER KING JR. AVENUE, S.E.

LOT 1 - UCC SURVEY

2022-02-23

SURVEY NOTES:

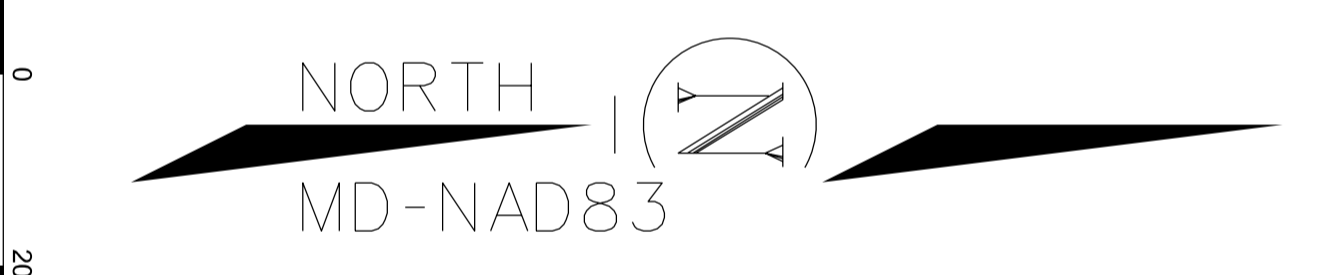
1. SURVEY PERFORMED BY:
AMT, LLC
10 G STREET, N.E. SUITE 420
WASHINGTON, DC 20002
(202) 288-4545 (OFFICE)
2. HORIZONTAL DATUM: NAD83
(GEOID) - NORTH AMERICAN DATUM 1983 (MARS 2007) BASED POINTS/MONUMENTS: SGT CAMPUS PROJECT SURVEY CORNER.
3. VERTICAL DATUM: DC DEPARTMENT OF PUBLIC WORKS - (DCGWA) BASED ON ST. ELIZABETH EAST CAMPUS PROJECT SURVEY CONTROL POINTS/MONUMENTS.
4. HORIZONTAL MONUMENTS: PERMANENT AND STAINLESS STEEL ARE BASED ON THE SURVEY CONTROL POINTS/MONUMENTS. MONUMENTS ARE SET BY AMT OFFICE AND ON A SPOKE REGISTERED SURVEY PERFORMED BY AMT LOT 2. NO HORIZONTAL CORNERS WERE SET AT THE TIME OF THIS SURVEY.
5. CONICOID INTERNAL IS 1+1007.

SURVEY CERTIFICATE:

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE SURVEY DATA AND MONUMENTS SHOWN HEREON WERE OBTAINED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF MARYLAND. I AM NOT PROVIDING ANY WARRANTY OR GUARANTEE FOR THE ACCURACY OF THE SURVEY DATA OR MONUMENTS SHOWN HEREON. THE SURVEY DATA AND MONUMENTS SHOWN HEREON ARE BASED ON THE SURVEY CONTROL POINTS/MONUMENTS AND THE SURVEY CONTROL POINTS/MONUMENTS SHOWN HEREON ARE BASED ON THE SURVEY CONTROL POINTS/MONUMENTS SHOWN HEREON.

DANIEL R. SCHREIER
LICENSED SURVEYOR
STATE OF MARYLAND LICENSE NO. 15 905659
FOR AMT, LLC

AMT, LLC
PROFESSIONAL ENGINEERS & LAND SURVEYORS
10 G STREET, N.E. SUITE 420
WASHINGTON, DC 20002
PHONE: (202) 288-4545 FAX: (202) 288-6551



Area available for potential overflow UCC parking

ACCESS VIA EXISTING CONTROLLED ENTRANCE
Note: Entrances may need modification temporarily and/or permanently during and after construction. Same applies for second entry point.

This document has been modified to show approximate locations and boundaries contemplated microgrid construction. All dimensions shown are approximate and subject to design and construction considerations.

STAGING AREA FOR CONSTRUCTION AND MAINTENANCE

SQUARE 5868-S
LOT 1
UCC BUILDING

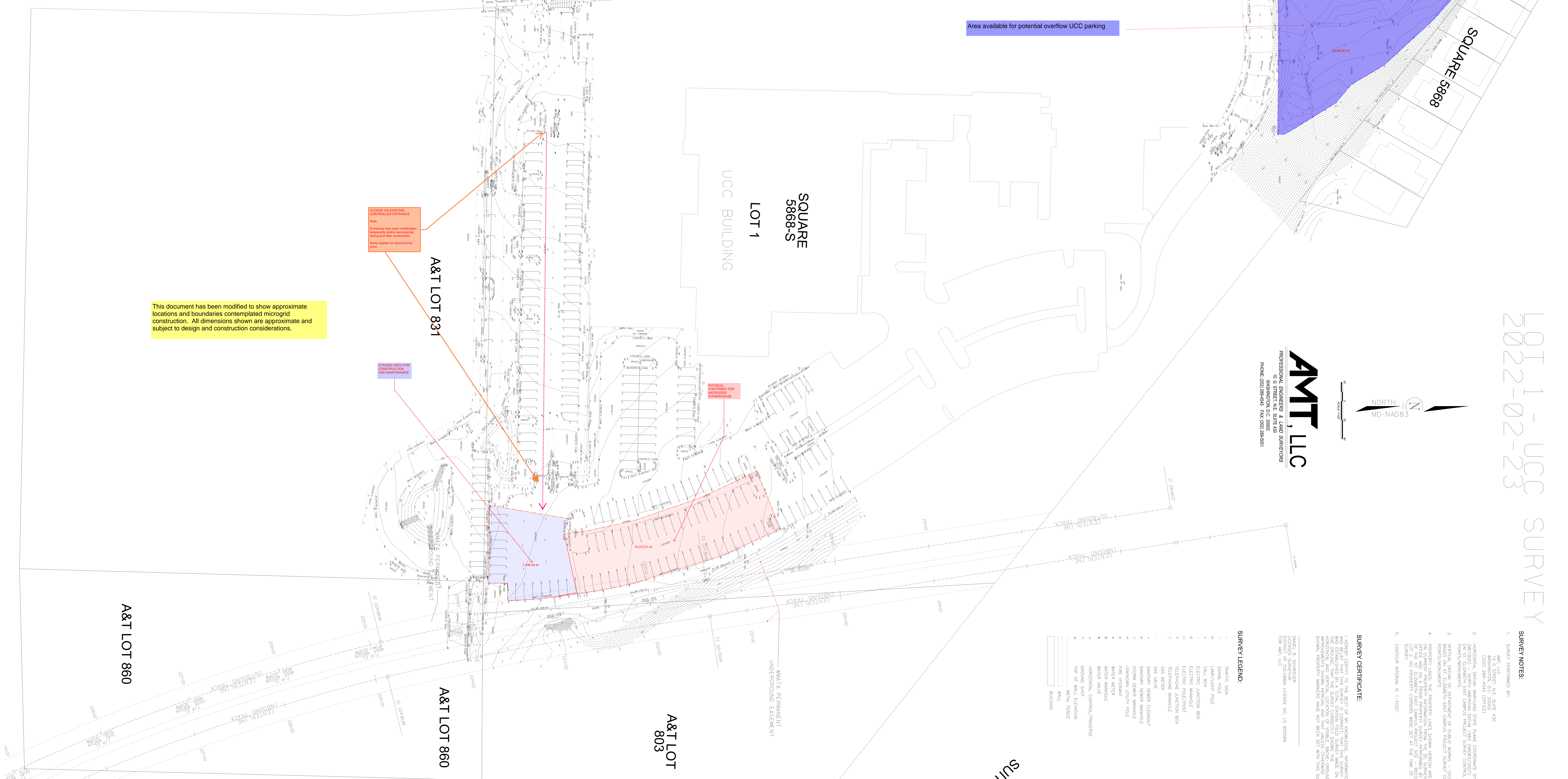
A&T LOT 803

A&T LOT 831

A&T LOT 860

A&T LOT 860

- SURVEY LEGEND:**
- TRAFFIC SIGN
 - SIGNAL POLE
 - LAMP/LIGHT POLE
 - CALL BOX
 - ELECTRIC JUNCTION BOX
 - ELECTRIC MANHOLE
 - TELEPHONE JUNCTION BOX
 - TELEPHONE MANHOLE
 - GAS VALVE
 - SANITARY SEWER CLEANOUT
 - SANITARY SEWER MANHOLE
 - STORM SEWER MANHOLE
 - FIRE HYDRANT
 - WATER METER
 - WATER MANHOLE
 - WATER VALVE
 - HORIZONTAL CONTROL/RANGESE
 - GROUND SHOT
 - TOP OF WALL ELEVATION
 - WALL
 - BUILDING



“Level 4 Security” Designation:

First, it is helpful to understand that the Level 1 through 5 guidance developed in the wake of the Oklahoma City bombing in the 1990s only applies to Federal facilities:

<https://www.cisa.gov/publication/risk-management-process>

Current guidance for these facilities designations can be found here:

<https://www.cisa.gov/sites/default/files/publications/The%20Risk%20Management%20Process%20-%202021%20Edition.pdf>

In the case of the UCC, the idea of a “Level 4” building was informally adopted by a previous HSEMA director. The building was not originally constructed according to the Federal guidance, and no comprehensive retrofit was conducted. Wall thickness, safe rooms, etc., do not match Federal Level 4 guidance.

Given the size of the UCC (143,000 sf), and especially with the relocation of some HSEMA functions, if an Interagency Security Committee were to make a fresh evaluation based on the Federal criteria, the UCC would likely fit the criteria for Level 3, or possibly Level 2, facility (see page 10 and following).

Likely Protective Security Measures:

Preliminary discussions with DGS’s Protective Services Division, Threat Management Section were held in January. Indicative recommendations for likely security measures include the following.

Relationship to the UCC:

A Microgrid Powerhouse constructed in the current parking lot at the UCC would be a separate but co-located facility. The situation is similar to two downtown buildings from different agencies, each with their own protection needs or threat requirements. Unlike being inside the same building, the security for each should stand alone. The Powerhouse would therefore have separate security measures and requirements, while taking into account any potential effect on the UCC itself.

Access control:

- Because the Powerhouse building is unlikely to have ground-floor windows, no perimeter fencing would be required. Some physical separation from the Mens’ Shelter is recommended.
- Grilling over large ventilation areas should be provided, sufficient to prevent entrance.
- Fence may be needed on an open roof level, for example around cooling towers and combustion-air ventilation inlets, analogous to the 10th floor-only fencing at the new HSEMA facility on Half St.
- Card readers should be incorporated into any staff entrances (but would not be needed for exit-only emergency doors).

Monitoring capabilities:

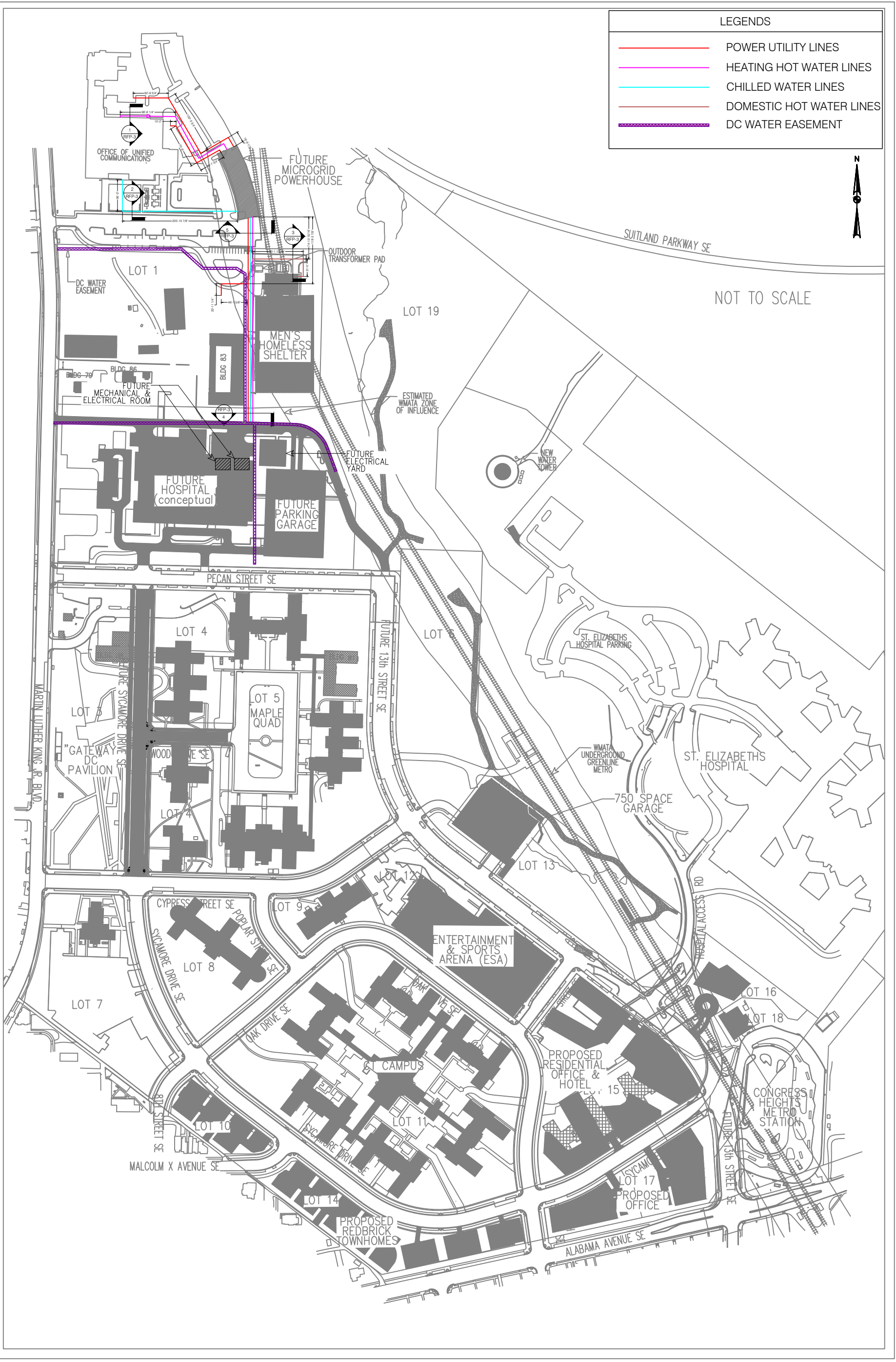
- Downward-directed outdoor perimeter lighting should be provided, while avoiding disturbance to the shelter.

- A CCTV system should be deployed, with feeds potentially going back to security offices at UCC, 64 NY Ave, and/or by then, Minnesota Ave.
- The cameras should be focused on exit and entry doors. Unless a storage area contains particular expensive gear or dangerous materials (which is not expected), no indoor cameras should be needed.
- 24-hour security staff should not be required, especially if the CCTV feed is monitored, for example by the UCC staff.

Blast resistance and fire hazards:

- Since no explosives or explosive material will be contained within the Powerhouse, no blast containment measures are required.
- Since there is no independent threat to the Powerhouse, no special blast resistance capability is required.
- Standard fire and safety codes should be met, as with any facility supplied with natural gas, according to DCRA requirements.
- If the Battery Energy Storage System is co-located with the Powerhouse, then fire safety codes should be met for that system as well, according to DCRA requirements.

Once floor plans are available for the Powerhouse and related facilities, they should be reviewed by the Threat Management Section for any additional guidance prior to construction.



LEGENDS	
—	POWER UTILITY LINES
—	HEATING HOT WATER LINES
—	CHILLED WATER LINES
—	DOMESTIC HOT WATER LINES
- - -	DC WATER EASEMENT



NOT TO SCALE



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 ENERGY MANAGEMENT SERVICES • DESIGN-BUILD SERVICES
 CONSTRUCTION MANAGEMENT • COMMISSIONING
 DISTRICT OF COLUMBIA • MARYLAND
 NEW YORK • VIRGINIA
 WWW.SETTY.COM

PROJECT:

MICROGRID

MARTIN LUTHER KING JR AVE SW
 WASHINGTON, DC 20032

ISSUED FOR:






RFP | PROJECT NO: SIPX222020.00 | SCALE: NTS

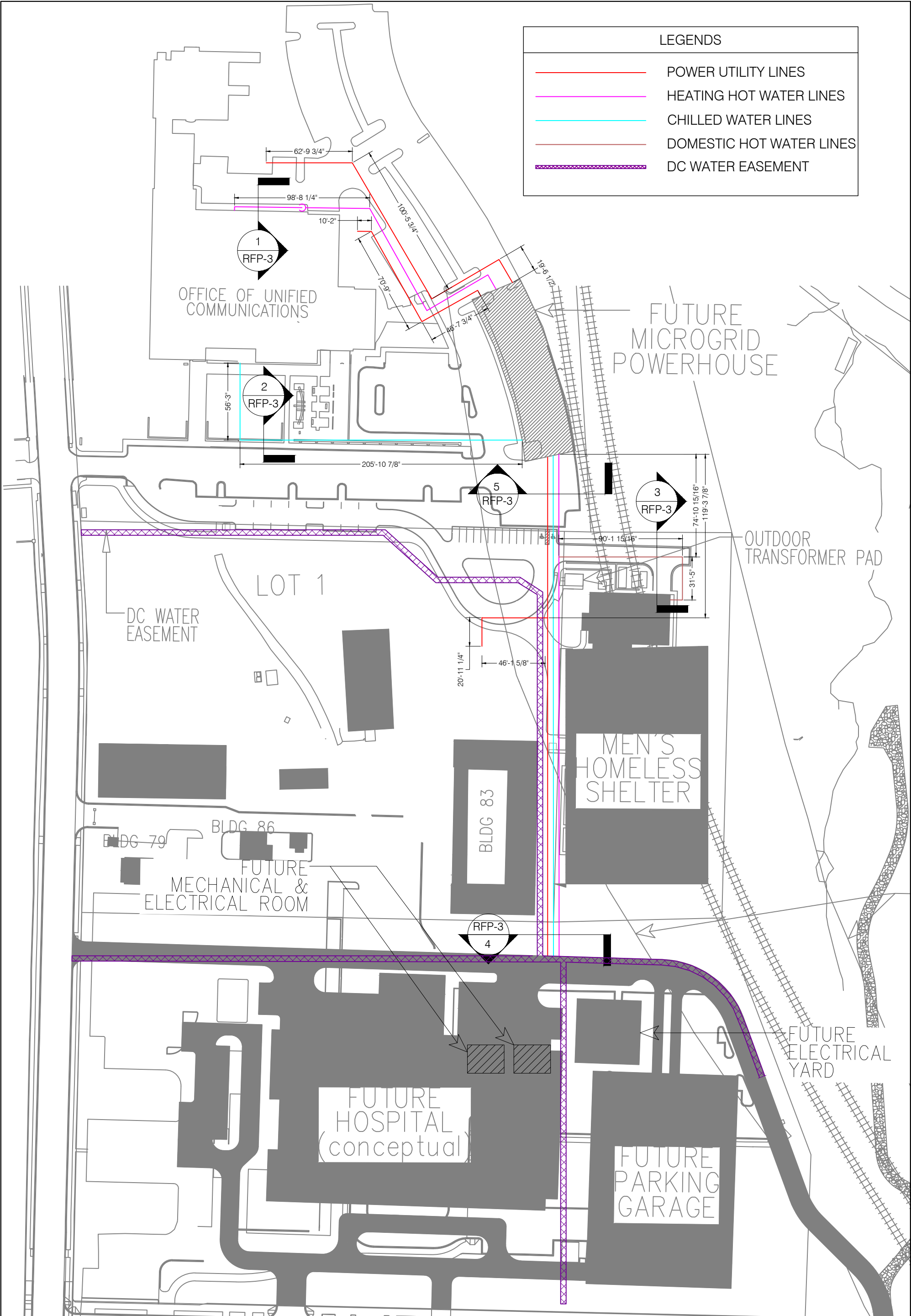
DATE: 06.20.2022

BY: EJM

SKETCH NO:

RFP-1

LEGENDS	
	POWER UTILITY LINES
	HEATING HOT WATER LINES
	CHILLED WATER LINES
	DOMESTIC HOT WATER LINES
	DC WATER EASEMENT



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PROJECT:

MICROGRID

MARTIN LUTHER KING JR AVE SW
 WASHINGTON, DC 20032

ISSUED FOR:

RFP

PROJECT NO:

SA

SCALE:

NTS

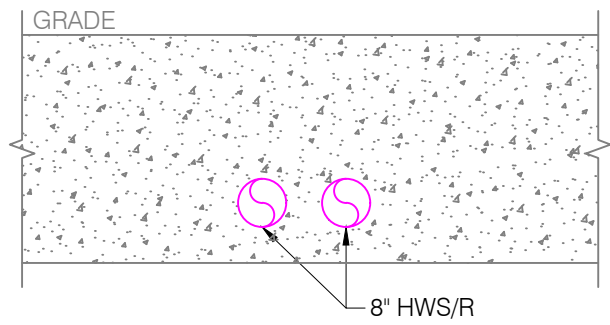
DATE: 06.20.2022

BY: EJM

SKETCH NO:

RFP-2

THERMAL PIPING
SECTION TO UCC



ABBREVIATIONS

CHWS/R		CHILLED WATER SUPPLY/RETURN
HWS/R		HOT WATER SUPPLY/RETURN
DHWS/R		DOMESTIC HOT WATER LINES

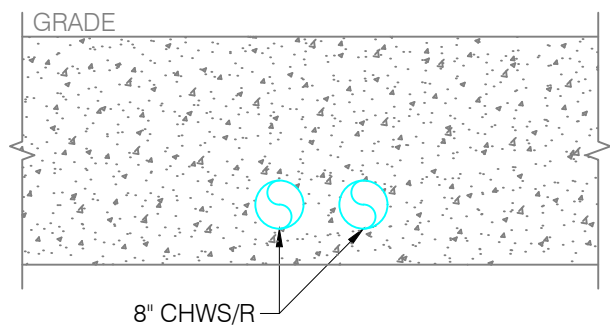
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SECTION-1-1

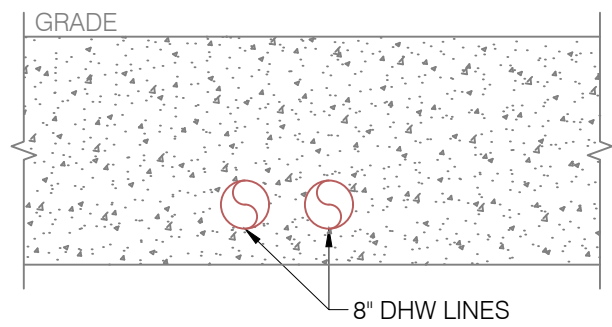
RFP-3

SCALE: NOT TO SCALE

THERMAL PIPING
SECTION TO UCC



THERMAL PIPING
SECTION TO MEN'S SHELTER



2

SECTION-2-2

RFP-3

SCALE: NOT TO SCALE

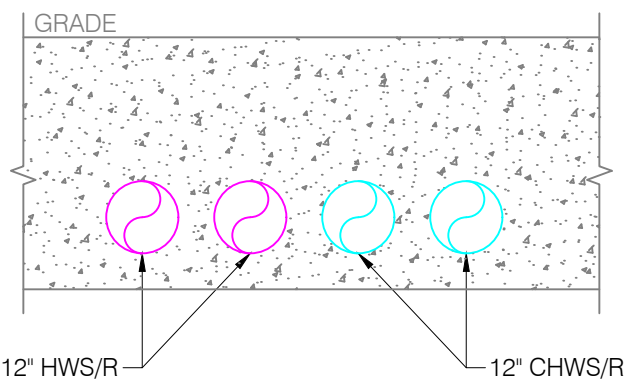
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SECTION-3-3

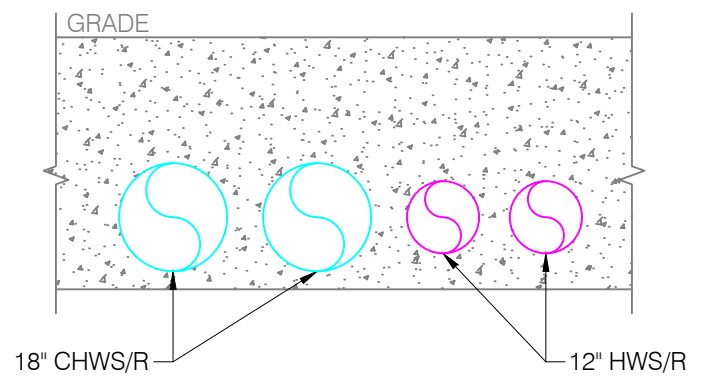
RFP-3

SCALE: NOT TO SCALE

THERMAL PIPING
SECTION TO HOSPITAL



THERMAL PIPING
COMBINED SECTION
LEAVING PLANT FOR SHELTER AND HOSPITAL



4

SECTION-4-4

RFP-3

SCALE: NOT TO SCALE

5

SECTION-5-5

RFP-3

SCALE: NOT TO SCALE

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NEW YORK • VIRGINIA
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PROJECT:

MICROGRID

MARTIN LUTHER KING JR AVE SW
WASHINGTON, DC 20032

ISSUED FOR:

RFP | PROJECT NO: SIPX222020.00 | SCALE: 3/8" = 1'-0"

DATE: 06.20.2022

BY: EJM

SKETCH NO:

RFP-3

St. Elizabeths Development Plan

Available at

<https://drive.google.com/file/d/1CQFZtbzwAHJO27UW2rq48ZlbZc-dAw6F/view?usp=sharing>

DCAM-22-CS-RFP-0011
Redevelopment St. Elizabeths East Campus – Microgrid Project
Amendment 5

Exhibit 2



SBE SUBCONTRACTING PLAN

INSTRUCTIONS: All construction & non-construction contracts for **government-assisted projects (agency contracts & private project with District subsidy)** over \$250,000, shall require at least 35% of the amount of the contract (total amount of agency contract or total private project development costs) be subcontracted to Small Business Enterprises (SBE), if insufficient qualified SBEs to Certified Business Enterprises (CBE). The SBE Subcontracting Plan must list all SBE and CBE subcontracts at every tier. Once the SBE Subcontracting Plan is submitted for agency contracts, options & extensions, it can only be amended with DSLBD's consent.

SUBMISSION OF SBE SUBCONTRACTING PLAN:

- ▲ For **agency** solicitations - submit to agency with bid/proposal.
- ▲ For **agency** options & extensions - submit to agency before option or extension exercised.
- ▲ For **private projects** - submit to DSLBD, agency project manager and District of Columbia Auditor, with each quarterly report. As private projects may not have awarded all contracts at the time the District subsidy is granted, the SBE Subcontracting Plan may be submitted simultaneously with each quarterly report and list all SBE/CBE subcontracts executed by the time of submission.

CREDIT: For each subcontract listed on the SBE Subcontracting Plan, credit will only be given for the portion of the subcontract performed, at every tier, by a SBE/CBE using *its own organization and resources*. **COPIES OF EACH FULLY EXECUTED SUBCONTRACT WITH SBEs and CBEs (AT EVERY TIER) MUST BE PROVIDED TO RECEIVE CREDIT.**

EXEMPTION: If the **Beneficiary (Prime Contractor or Developer)** is a CBE and will perform the ENTIRE **government-assisted project** with its *own organization and resources* and will NOT subcontract any portion of the services and goods, then the CBE is not required to subcontract 35% to SBEs.

BENEFICIARY (✓ which applies Prime Contractor or Developer) INFORMATION:

Company: _____ Contact # _____ Email address: _____

Street Address: _____

✓ all that applies, Company is:

- a SBE a CBE CBE Certification Number: _____
- WILL perform the ENTIRE agency contract or private project with its own organization and resources
- WILL subcontract a portion of the agency contract or private project

Company's point of contact for agency contract or private project:

Point of Contact: _____ Title: _____

Contact # _____ Email address: _____

Street Address: _____

GOVERNMENT-ASSISTED PROJECT (✓ which applies Agency Contract or Private Project) INFORMATION:

AGENCY SOLICITATION

Solicitation Number _____
 Solicitation Due Date: _____
 Agency : _____
 Total Dollar Amount of Contract: \$ _____

**Design-Build must include total contract amount for both design and build phase of project.*

35% of Total Dollar Amount of Contract: \$ _____

Total Amount of All SBE/CBE subcontracts: \$ _____
 (include every lower tier)

PRIVATE PROJECT

District Subsidy: _____
 Agency Providing Subsidy: _____
 Amount of District Subsidy: _____
 Date District Subsidy Provided: _____

Project Name: _____

Project Address: _____

Total Development Project Budget: \$ _____
 (include pre-construction and construction costs)

35% of Total Development Project Budget: \$ _____

Total Amount of All SBE/CBE subcontracts: \$ _____
 (include every lower tier)



SBE/ CBE SUBCONTRACTORS (FOR EACH TIER):

SBE/ CBE SUBCONTRACTOR INFORMATION: *(For design-build projects, the SBE Subcontracting Plan is not required to be submitted for preconstruction services; however, a full SBE Subcontracting Plan (35% of the contract amount **including total design and build costs**) is required to be submitted before entering into a guaranteed maximum price or contract authorizing construction.)*

SBE/ CBE Company	Address/Telephone No./ Email	Subcontractor Tier (1 st , 2 nd , 3 rd , etc.)	Description of Subcontract scope of work to be PERFORMED WITH SBE/CBEs OWN ORGANIZATION & RESOURCES
_____	_____	<u>Select Tier</u>	_____

Period of subcontract: _____ Price to be paid to the SBE/CBE Subcontractor: \$_____	SBE/ CBE Point of Contact Name: _____ Title: _____ Telephone Number: _____ Email Address: _____
✓ <i>all that applies</i> , Subcontractor is: <input type="checkbox"/> a SBE <input type="checkbox"/> a CBE <input type="checkbox"/> CBE Certification #: _____ <input type="checkbox"/> SBE/CBE will perform the ENTIRE subcontract with its own organization and resources <input type="checkbox"/> SBE/CBE will subcontract a portion of the subcontract (MUST LIST EACH LOWER TIER SBE/ CBE SUBCONTRACTS)	

SBE/ CBE SUBCONTRACTOR INFORMATION: *(For design-build projects, the SBE Subcontracting Plan is not required to be submitted for preconstruction services; however, a full SBE Subcontracting Plan (35% of the contract amount **including total design and build costs**) is required to be submitted before entering into a guaranteed maximum price or contract authorizing construction.)*

SBE/ CBE Company	Address/Telephone No./ Email	Subcontractor Tier (1 st , 2 nd , 3 rd , etc.)	Description of Subcontract scope of work to be PERFORMED WITH SBE/CBEs OWN ORGANIZATION & RESOURCES
_____	_____	<u>Select Tier</u>	_____

Period of subcontract: _____ Price to be paid to the SBE/CBE Subcontractor: \$_____	SBE/ CBE Point of Contact Name: _____ Title: _____ Telephone Number: _____ Email Address: _____
✓ <i>all that applies</i> , Subcontractor is: <input type="checkbox"/> a SBE <input type="checkbox"/> a CBE <input type="checkbox"/> CBE Certification # _____ <input type="checkbox"/> SBE/CBE will perform the ENTIRE subcontract with its own organization and resources <input type="checkbox"/> SBE/CBE will subcontract a portion of the subcontract (MUST LIST EACH LOWER TIER SBE/ CBE SUBCONTRACTS)	

I _____, _____ of _____, swear or affirm the above is true and accurate
 (Name) (Title) (Prime Contractor/ Developer)

(Signature)

(Date)

Complete additional copies as needed.



AGENCY CONTRACTING OFFICER'S USE ONLY OR **AGENCY PROJECT MANAGER'S USE ONLY**
 (✓ which applies. Only one option should be selected.)

AGENCY CONTRACT AWARD	PRIVATE PROJECT SUBSIDY AWARD
Agency: _____ Prime Contractor: _____ Contract Number: _____ Date SBE Subcontracting Plan Accepted: _____ Date agency contract signed: _____ Anticipated Start Date of Contract: _____ Anticipated End Date of Contract: _____ Total Dollar Amount of Contract: \$ _____ <i>*Design-Build must include total contract amount for both design and build phase of project.</i> 35% of Total Contract Amount: \$ _____ Total Amount of All SBE/CBE subcontracts: \$ _____ <i>(include every tier)</i> <input checked="" type="checkbox"/> if applies <input type="checkbox"/> Base Period Contract -- Option/Extension Period: _____ <input type="checkbox"/> Multi-year Contract First year (period) of Contract: _____ Current year (period) of Contract: _____ <input type="checkbox"/> Design-Build --Date of Guaranteed Contract: _____ <input type="checkbox"/> Check if prime contractor is a CBE and will perform the ENTIRE government-assisted project (agency contract) with its <i>own organization and resources and NOT subcontract any portion of services or goods.</i>	Agency Providing Subsidy: _____ District Subsidy: _____ Developer: _____ Amount of District Subsidy: _____ Date District Subsidy Provided/ contract signed: _____ Anticipated Start Date of Project: _____ Anticipated End Date of Project: _____ Project Name: _____ Project Address: _____ Total Development Project Budget: \$ _____ <i>(include pre-construction and construction costs)</i> 35% of Total Development Project Budget: \$ _____ Total Amount of All SBE/CBE subcontracts: \$ _____ <i>(include every lower tier)</i> <input type="checkbox"/> Check if developer is a CBE and will perform the ENTIRE government-assisted project (private project) with its <i>own organization and resources and NOT subcontract any portion of services or goods.</i>

AGENCY CONTRACTING OFFICER'S AFFIRMATION OR **AGENCY PROJECT MANAGER'S AFFIRMATION**
 (✓ which applies)

The Below Agency Contracting Officer or Agency Project Manager Affirms the following (✓ to affirm):

- If the Beneficiary is a CBE, DSLBD was contacted to confirm Beneficiary's CBE certification;
- The fully executed Contract (Base or Option or Extension or Multi-Year) or subsidy document, between the Beneficiary and Agency, was emailed to DSLBD @ Compliance.Enforcement@dc.gov within five (5) days of signing;
- FOR AGENCY CONTRACT** the SBE Subcontracting Plan, submitted by Beneficiary, was emailed to DSLBD @ Compliance.Enforcement@dc.gov within five (5) days of signing the contract between the Beneficiary and Agency.

 Name of Agency Contracting Officer or Agency Project Manager

 Title of Agency Contracting Officer or Agency Project Manager

 Signature

 Date

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Exhibit 3

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Redevelopment St. Elizabeths East Campus - Microgrid Project

Questions About The RFP

No.	Question	Response
34	Does Environmental Liability include (air permitting, noise pollution, etc...)? (section 1.9.1)	No. As described in Section 3.1.3 of the Draft PPA (Attachment A4), the Microgrid Partner, with the Host Customer's cooperation, is responsible for the permitting process. The District's environmental liability is limited to pre-existing conditions, as specified in Section 1.9.1.
35	RFP mentions Hazmat abatement...is this expected or known?	Fly ash and other contaminants have been discovered in certain areas of the St. Elizabeths campus.
36	Verify requirements for 51% of Offerors team hired after contract start must be DC Residents? (section 4.4.1)	The Contractor shall comply with Section 4.4.1.
37	Does financier count toward local DC residential, SBE requirements?	No, the SBE subcontracting requirements applies to contractors and subcontractors, not lenders.
38	Please provide the as-built drawings for the UCC and Men's Shelter and latest design drawings for Cedar Hill Medical Center	Due to security concerns we are unable to provide as-built drawings for the UCC, Men's Shelter or the Cedar Hill Regional Medical Center. Potential offerors are encouraged to complete the Confidentiality Agreement provided in Amendment 3 and submit the completed form to James Marshall through the DGS portal at https://octo.quickbase.com/db/bq7rujdk2?a=dbpage&pageID=2 and receive the package of RFP Photos, Drawings and Related Information.
38a	Site Plan including underground utilities	Please see Amendment 5, item No. 1, Revised Attachmentv A7 Site Information
38b	Electrical Single Line Diagram (Normal & Emergency Power)	Please see Amendment 4, Item No. 1.
38c	Mechanical P&ID	This information is not available.
38c i	i. Heating Hot Water	This information is not available.
38c ii	ii Domestic Hot Water	This information is not available.
38c iii	iii Chilled Water	This information is not available.
39	Please provide Pepco feeder design for Cedar Hill Medical Center	This information is not available.
40	For each building what is the design supply and return temperature for:	Please see Draft PPA (Attachment A4), Performance Criteria (Exhibit H) #5 .
40a	Heating Hot Water	Please see Draft PPA (Attachment A4), Performance Criteria (Exhibit H) #5 .
40b	Domestic Hot Water	Please see Draft PPA (Attachment A4), Performance Criteria (Exhibit H) #5 .
40c	Chilled Water	Please see Draft PPA (Attachment A4), Performance Criteria (Exhibit H) #5 .
41	Existing Diesel Generators –	Please see Draft PPA (Attachment A4), Performance Criteria (Exhibit H) #5 .
41a	UCC - RFP mentions two new 1250kW Diesel Gensets to be installed at UCC and integrated into the microgrid. What is the pitch of these generators?	Two-thirds pitch stator winding and fully linked amortisseur winding.
41b	Men's Shelter - Please provide capacity of the existing diesel generator at the men's shelter. Is this generator supposed to be integrated (parallel operation) to the microgrid or just power existing critical loads segregated by ATS?	The only generators specified in the RFP for parallel operation are the new generators being installed at the UCC (as described in Section 1.9.2). The existing 1500 kW generator at the Shelter will remain available to serve loads at the Shelter via the existing ATS.

41c	Cedar Hill Regional Medical Center – Are there any diesel emergency generators planned for the hospital? If so please provide details (kW rating and pitch) and whether they are supposed to be integrated (parallel operation) to the microgrid or just power existing critical loads segregated by ATS?	The only generators specified in the RFP for parallel operation are the new generators being installed at the UCC (as described in Section 1.9.2). Any generators installed as part of the Hospital project will only be available to serve the Hospital when neither the Microgrid nor Pepco power are available, for critical loads segregated by ATS.
42	Please provide copies of any existing or applied air permits for the UCC, Men’s Shelter and Cedar Hill Regional Medical Center	This information is not available at this time. Note that the Microgrid Partner will be responsible for compliance with air emissions regulations.
43	Attachment A4 Draft PPA	
43a	Please provide Exhibit A Listing of Premises	Please see Amendment 5, item No. 1, Revised Attachmentv A7 Site Information.
43b	Exhibit C – Electricity states “...Any electricity supplied to the Microgrid by Pepco will be fully paid for by Microgrid Partner under any third-party supply contracts entered into by Microgrid Partner and under the applicable tariffs, including standby service charges if any.” Does electricity supplied to the microgrid refer to auxiliary power required by the microgrid plant separate from Off-Taker load or does the PPA envision that Microgrid Partner purchase power from Pepco and then resell it to the Off-Taker to meet Off-Taker load?	The Microgrid Partner has full discretion to determine how to source the power that will be provided to meet Off-Taker loads, including any electricity supplied to the Microgrid by Pepco, as long as the supply meets the Performance Criteria specified in Exhibit H of the Draft PPA (Attachment A4).
44	Exhibit C to the Draft PPA titled “Microgrid Energy Price” provides under Alternative A, Definition of Electricity Cost, that the Microgrid Partner shall charge a price for electricity which is based on the Benchmark Price for the prior fiscal year less a minimum 10% discount. The Benchmark Price is defined to mean the Department’s average District-wide price for electricity during the prior fiscal year. For fiscal years following the commissioning of the Microgrid, will the energy purchased from Microgrid Partner be included in the calculation of the Department’s average District-wide price for electricity in determining the Benchmark Price?	No.
45	Exhibit C to the Draft PPA does not define how the Department’s Benchmark Price for natural gas will be calculated or how often it is to be calculated. Please confirm it will be calculated in the same manner as the Benchmark Price for electricity and at the same intervals.	The Benchmark Price for electricity and for natural gas will both be calculated in the same manner and at the same interval: the Department of General Service’s average District-wide price during the prior fiscal year, including all costs, such as supply, delivery, and transmission, minus a 10% discount.
46	The Draft PPA (attachment A4) refers to Exhibit E (Host Disclosed Hazardous Materials), but Exhibit E is not included. Please provide.	As noted in Section 1.9.1 of the RFP, The District retains those environmental risks associated with the site that are not specifically caused by the Microgrid, including liability for any pre-existing environmental conditions at the site as well as any environmental issues that the District causes during the operational term.
47	We are currently a subconsultant to HOK providing design services on New Health Hospital at St. Elizabeth’s East. Can you confirm that there is not a conflict of interest for us to propose on the REDEVELOPMENT ST. ELIZABETHS EAST CAMPUS-MICROGRID PROJECT?	Confirmed. Based on informatioin provided, no conflict of interest exist.
48	Would this project qualify for PEPCO's Non Wire Alternatives in Ward 8?	Please contact dcdsp/nwaprocess@exeloncorp.com if you would like to be added to the invitation list for future events.

49	Will the full set of construction drawings for the Cedar Hill Regional Medical Center be provided?	Due to security concerns we are unable to provide as-built drawings for the UCC, Men's Shelter or the Cedar Hill Regional Medical Center. Potential offerors are encouraged to complete the Confidentiality Agreement provided in Amendment 3 and submit the completed form to James Marshall through the DGS portal at https://octo.quickbase.com/db/bq7rujdk2?a=dbpage&pageID=2 and receive the package of RFP Photos, Drawings and Related Information.
50	Based on the letter from Washington Gas, the maximum gas pressure available from Washington Gas is insufficient. Please confirm if the Microgrid Partner should carry a cost for gas boosters, or if the utility will be able to increase their delivery pressure.	The Microgrid Partner has full discretion to determine whether an additional gas compressor may be desired. The Department has no information indicating the possibility of an increase in delivery pressure from Washington Gas.
51	Will the new power house building need to go through architectural review by the historic review board in Washington DC?	Yes.
52	Please clarify in section 1.9.2 if the two 1250 kW diesel engines will be installed by others, or if they are to be provided and installed by the Microgrid Partner. If they are installed by others, confirm intent for these units to be paralleled on common switchgear at UCC by others separate from the microgrid project, and not to be included for normal energy modeling, but instead for critical back-up power only. Please also provide information on schedule and a single line diagram for these diesel generators.	In 2023, two new diesel engines at the UCC are planned to be installed by others, including their operation via ATS and PLC onto the two mains at the UCC, with a portion of the capital costs covered by the same FEMA BRIC grant. Their operation has been designed for critical back-up power. At the Microgrid Partner's discretion, they could be made available for critical back-up power at other Microgrid off-takers via the Microgrid's distribution system, in order to help meet obligations under Exhibit H of the Draft PPA.
53	To achieve 800kW of solar, there is a significant area required beyond the footprint of the powerhouse building. Is St. Elizabeth's able to provide additional land for the solar panels to be installed?	Roughly 400kW of new Community Solar is currently planned for installation on the top level of the Hospital parking garage, which could be made available to the Microgrid when operating in island mode. Another 400kW is installed and operating the existing St Elizabeths Behavioral Health hospital, which as noted in Section 1.6 is a potential future off-taker. The Microgrid Partner has full discretion to work with other Off-Takers, adjoining sites, and future development to ultimately include 800kW of solar (or more) within the Microgrid.
54	Should the Microgrid Partner assume oxy-cat system only for emissions? Or should we carry a price for an ammonia SCR system?	The Microgrid Partner will be responsible for compliance with air emissions regulations.
55	The RFP indicates the battery energy storage system is required. Please clarify what the intended use is of this battery system, and if it is a requirement of the grant funding, or any other reason it is required.	The BESS is a requirement of the grant funding. Any particular uses, including applications that generate additional revenues, will be at the Microgrid Partner's discretion, along with meeting the performance criteria specified in Exhibit L of the Draft PPA (Attachment A4).
56	Can the District provide the Risk Management Process Appendix A and B referenced on the cisa.gov website as referenced in Attachment A7?	No. These materials are For Official Use Only (FOUO), and should not be required to meet the security requirements outlined in Attachment A7.
57	Can the District confirm that the electric loads provided in Attachment A2 (PDF and spreadsheet) are only for the UCC, Men's Shelter, and Hospital? Electric load estimates for the powerhouse (chillers, HW pumps, cooling towers) are not included in any load data in Attachment A2.	No projected house loads at the Powerhouse have been included in the load data provided in Attachment A2.
58	Are the two PEPCO transformers for the UCC owned by PEPCO or owned by the UCC?	They are currently owned by Pepco. Pepco has been made aware of the possibility of needing to work out arrangements for their use by the Microgrid, but further discussions will be necessary.

59	Can a full set of drawings be provided for the UCC building and the Men’s Shelter?	Due to security concerns we are unable to provide as-built drawings for the UCC, Men's Shelter or the Cedar Hill Regional Medical Center. Potential offerors are encouraged to complete the Confidentiality Agreement provided in Amendment 3 and submit the completed form to James Marshall through the DGS portal at https://octo.quickbase.com/db/bq7rujdk2?a=dbpage&pageID=2 and receive the package of RFP Photos, Drawings and Related Information.
60	While DGS has already extended the proposal due date, will DGS consider extending the proposal due date by an additional two or three weeks to ensure offerors have sufficient time to develop a thorough response that provides sufficient information for evaluation?	Yes. See Amendment 5, item no. 5.
61	The RFP coversheet indicated that all communication regarding the RFP should be submitted to the DGS portal. However, Section 5.2 (Submission Identification) states offerors shall submit its Technical Proposal and Price Proposal in separate electronic files to james.marshall@dc.gov. Please confirm proposals are to be submitted via email and not to the DGS portal.	Yes. See Amendment 5, item no. 4.
62	Is a digital download (link) to a PDF an acceptable submission format for DGS as opposed to an attached file?	Yes. See Amendment 5, item no. 4.
63	Please confirm what the baseline and proposed cases represent in Table 2 of Attachment A2	These tables were prepared during the Shelter design process, as part of the Shelter’s compliance with District energy efficiency regulations. Baseline represents a typical design approach. “Proposed” represents the specific design of the Shelter.
64	4.3 Subcontracting Plan- Will any ongoing maintenance and/or service contracts for this operation of this project meet the requirements of the subcontracting plan?	Yes.
65	Section 4.3 Subcontracting Plan- Given the scope of this project, the requirement 50% SBE/CBE participation may be unattainable. The lion’s share of the dollar volume will be comprised of equipment costs, much of which cannot be procured through SBE/CBEs. Can the participation requirement be reduced to 35% recognizing that much of the SBE/CBE participation will be labor related?	The required SBE subcontracting percentage has been reduced to 35%. Please see Amendment 5, item no. 2.
66	We are finding it very difficult to meet the 51% CBE requirement for the microgrid development and we potentially will not bid due to this requirement. Given the nature and complexity of the project, finding qualified CBE partners with Microgrid knowledge inside the District is not feasible. As an example, another microgrid project that we are executing in North East DC is using vendors from Maryland and Virginia. We did not receive a single proposal for a vendor inside the District. Can DGS:	The required SBE subcontracting percentage has been reduced to 35%. Please see Amendment 5, item no. 3.
66a	Confirm if the CBE requirement applies to only the grant proceeds or the total project value?	The SBE Subcontracting requirements applies to the total contract amount..

66b	Provide a sample list of qualified firms with the specialized microgrid knowledge required to execute this project?	The Department is not in a position to identify specialized expertise required for microgrids. Potential Offerors are encouraged to visit the Department of Small Local Business Development at https://dslbd.dc.gov/service/find-certified-companies to identify potential subcontractors.
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