

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. 8

Amendment Number 8 is hereby issued and posted on the Department's web site September 22, 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 5.3 Date and Time for Receiving Submissions, first sentence

Delete: September 23, 2022

Insert: September 27, 2022

2. The fifth and final installment of responses to questions about the RFP is provided as Exhibit 1 to Amendment 8.

James H. Marshall

James H. Marshall
Contracting Officer

September 22, 2022
Date

End of Amendment No. 8

Exhibit 1

DCAM-22-CS-RFP-0011

Redevelopment St. Elizabeths East Campus - Microgrid Project

Questions About The RFP

No.	Question	Response
97	Attachment A4 notes specific requirements for delivery for the hospital, given that we are in July 2022, are the dates noted achievable?	The Schedule Milestones (Exhibit L) of the Draft PPA (Attachment A4) provide key dates for the Hospital, such as Permanent Power or TAB Verification. As described there, other service arrangements such as temporary service or the use of the Hospital's own systems can suffice to avoid any delays to the Hospital. For example, the Hospital will have a connection from two Pepco feeders to its own switchgear in the outdoor electrical yard (see Exhibit B of the Draft PPA) that will enable it to meet the Permanent Power date of April 15, 2023 regardless of the Microgrid. For additional details, see the sample schedule provided as Attachment A1.
98	Are the stringent liabilities spelled out in the RFP applicable to the hospital dates as well?	See the response to Q97. As stated in the Schedule Milestones (Exhibit L) to the Draft PPA (Attachment A4), discounts to future billing (up to \$1 million) will be required only if a lack of energy services from the Microgrid causes a delay in the delivery of the Hospital, and only if the delay is not caused by the Hospital, the District, or a Force Majeure event.
99	Exhibit L of attachment A4 (Draft PPA) indicates key dates for the new hospital. Are these key dates still valid?	We are not aware of revisions to hospital dates. In the event we receive expected updates, we will provide.
100	The Draft PPA (attachment A4) refers to Exhibit E (Host Disclosed Hazardous Materials), but Exhibit E is not included. Please provide.	An Environmental Report is not available however fly ash and other contaminants have been discovered in certain areas of the St. Elizabeths campus.

101	The Draft PPA (attachment A4) indicates Exhibit A Listing of Premises (Powerhouse Site, Distribution System Easements, and Off-Taker Delivery Points) will be provided. Does the information that was provided with the confidentiality agreement fulfil this section?	Yes.
102	Can we size and install solar on the campus that is not directly tied to the Microgrid?	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.
103	Can additional photos be provided of the UCC to better identify space available for the chilled water connection?	All available photos, diagrams, and drawings have been provided. See Amendmentn 3, Items 3 and 6.
104	Attachment A7, page 2 indicates “approved pathways for Pepco duct banks serving the hospital is shown on the drawings below...”, however the survey drawing on page 3 does not clearly identify; there is an unlabeled magenta colored, dashed arrow shown through the main entrance road (across from Redwood Street, DHS gate 2, as compared to Google map view). Please confirm that this line is the pathway referenced.	Pepco duct banks are planned from MLK along the service roadway that follows the north side of the hospital site to the labeled “Future Electric Yard”.
105	May I get an estimated value or budget for this project as well as an anticipated start date and end date?	District regulations prevent providing the Department's independent government estimate. Potential Offerors are reminded tha all capital expenses and microgrid implementation costs are the responsibility of the Microgrid Partner, as described in Section 1.8.1 of the RFP. The operating term of the Microgrid is indefinite, but after 15 years the District has an option to transfer ownership to itself, as described in Section 1.9.4 of the RFP.