

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES



Contracts and Procurement Division

DETERMINATION AND FINDINGS
FOR A
SPECIAL PILOT PROCUREMENT

CAPTION:	Special Pilot Procurement Determination & Finding
PROPOSED CONTRACTOR:	BuildingIQ
PROGRAM AGENCY:	DC Department of General Services
AUTHORIZATION:	D.C. Official Code §2-354.08, 27 DCMR 4723

1. SUMMARY:

The Department of General Services (“DGS” or the “Department”) seeks to engage in a pilot program to test new technology designed to reduce energy consumption and peak load in commercial buildings.

2. PRICE:

Annual fees are estimated to total \$277,400.00

3. TERM:

From date of award through one year thereafter.

4. FACTS WHICH JUSTIFY SINGLE AVAILABLE SOURCE PROCUREMENT:

The Department of General Services (“DGS” or the “Department”) is charged with a wide range of real estate management functions for various District government client agencies, including the purchasing and management of utilities for buildings within the real estate portfolio of DGS. As part of its charge and the District’s overall commitment to sustainability, DGS seeks to elevate the standards of the District’s operation and management of District facilities, and to do so in a manner that is environmentally conscious and reduces the District’s overall carbon footprint. In executing its mission, DGS has endeavored to be, as the arm of a municipal government, a leader in implementing sustainable initiatives and incorporating cutting-edge green technologies and processes in its efforts to the maximum extent practicable.

As part of its recent efforts to implement sustainability initiatives and make environmentally conscious decisions, DGS has applied a variety of data acquisition, network communication, lighting and HVAC controls, and building automation system improvements at more than forty buildings, as well as, implemented industry-leading energy monitoring across the portfolio to better understand the specific dynamics of energy consumption within individual DGS buildings. This effort is central to better building management, extending the life of capital assets, optimizing operations, and to incentivize occupants to reduce consumption.

To leverage investments, drive economic development, and support market adoption of leading edge technologies, DGS pursues a number of federal and foundation grants and pilot projects each year. In FY'14 DGS took part in a public private partnership approach with BuildingIQ, Schneider-Electric, and Siemens for a US Department of Energy (DOE) grant to advance new technology. This initiative resulted in an award: Control Number: 1084-1596 | EERE Demonstration for Advanced Retro-commissioning Technology: Predictive Energy Optimization (PEO) and Automated Demand Response for Commercial Building HVAC.

BuildingIQ offers an innovative, scalable and low-cost technology solution to drive savings in commercial building energy consumption and peak demand. BuildingIQ will deploy its technology in 30 office and public buildings in partnership with Schneider Electric, Siemens and DGS. The PEO pilot program will place DGS at the forefront of technology that, if taken up across the US market, will reduce overall energy use/peak load in 37,000 buildings by 10% without upfront capital expenditures (capex) or dependence on on-site engineering. The EERE Funding will play a critical role in overcoming market adoption barriers and helping demonstrate the commercial and technical viability of PEO.

BuildingIQ has created the next generation of advanced retro-commissioning technology – Predictive Energy Optimization (PEO) – to proactively optimize HVAC energy across commercial buildings. The software is cloud-based, deployable across a wide-range of building sizes, ages, and types, and is architected for scale across thousands of buildings. Software overlays existing building automation systems (BAS) and automatically adjusts set points based on a learned, building-specific model, predictive algorithms and advanced control strategies, including auto-DR. BuildingIQ uses weather forecasts, utility tariffs, DR event signals and occupant schedules, and adapts to changes. PEO has a measurable and immediate impact on energy use and peak load, reduces the need for staff intervention to achieve savings, and generates positive cash flow – all without upfront capital.

BuildingIQ's PEO improves on a number of other building energy management technologies that include but are not limited to:

- Successful demonstration in a wide range of facilities and Heating, Ventilation & Air Conditioning (HVAC) equipment types (integration with numerous BAS, facilities with both central plant and large Direct Expansion (DX) units).
- Full DDC or hardware upgrades, does not require Variable Frequency Drives (VFDs).
- Leverages data for real-time automated control, not just reports or alarms.
- Clear and validated savings with an automated Measurement & Verification (M&V) tool.
- Remote services ensure partnership with local staff and reduced operating burden.
- Intelligent system learns building's energy requirements and adapts to changes in conditions to ensure ongoing results.
- Installation requires low-skill/ time on site; scalable and generates savings quickly.
- Opex fee model eliminates upfront capex and Return On Investment (ROI) uncertainty.
- Handles Demand Response (DR)/ Critical Peak Pricing (CPP)/ Real-time Pricing, and on-site Distributed Generation (DG) and storage as it emerges.

The DOE grant was awarded to Building IQ premised on using DC public buildings with DGS participating in the Pilot project as an active partner to obtain and implement a new technology.

5. NOTICE REQUIREMENT:

The notice of intent requirement to use the special pilot procurement method will be fulfilled by publication of this Determination & Finding on the DGS website for at least ten (10) days.

DETERMINATION

Based on the above findings and in accordance with the cited authority, I hereby determine that the facts described above justify a special pilot procurement to Building IQ to supply predictive energy optimization technology in accordance with section 4723 of the Department's procurement regulations. Further, I hereby determine that it is not feasible or practical to invoke the competitive solicitation process under either Section 402 or 403 of the District of Columbia Procurement Practices Reform Act of 2010 (D.C. Law 18-371; D.C. Official Code § 2-354.02 or 2-354.03). Accordingly, I determine that the District is justified in using the special pilot procurement process.

Date

Brian Hanlon
Director & Chief Contracting Officer