

Request for Energy Proposals Brookville Maintenance Facility Smart Energy Depot Project



August 28,
2019

Montgomery County, Maryland



I. Overview and Background

Consistent with Montgomery County’s goal to achieve zero greenhouse gas emissions by 2035, the County intends to create a nation leading transportation system powered by electricity and low carbon fuels. To this end, the County is seeking expressions of interests and qualifications to design-build-finance-operate-maintain a smart energy depot at the Brookville Bus Depot (Depot).

The County seeks a public private partnership (P3) or energy-as-a-service project where a third-party implements advanced energy infrastructure onsite to support the charging of the County’s bus fleet. The County is interested in creative funding structures. This RFEP will be used to generate a short list of prospective public-private partners the County may engage in more detailed cost proposals and methodologies.

The Brookville Bus Depot is located at 8710 Brookville Rd, Silver Spring MD, 20910. The Depot is responsible for the maintenance, servicing and parking of over 200 County Ride-On buses. In August of 2019 the County will receive its first electric buses. In 2020, an additional 10 buses will be added to the fleet. The County has developed infrastructure for the first 14 buses. This project will help prepare the site for additional electric buses with a minimum of 70 total electric buses operated from this facility.

The County’s preferred project will incorporate clean energy, electric vehicle charging and several options for enabling the County to provide sustainable, resilient and reliable energy supply for bus charging and site operations. The County envisions combinations of the following technologies and approaches:

- Solar canopies over parking and conduit placement/infrastructure for future charging of electric buses,
- Enhancements to on-site utility infrastructure to provide reliable and resilient charging of transit buses and other vehicles,
- Energy storage, on-site natural gas generation, potential for combined heat and power,
- Controls and electrical gear for integration into a future microgrid.

The final award is expected to be based on the project that provides the greatest community benefit at the lowest annual operating costs.

II. Anticipated Scope

At a minimum, the County is looking for a partner to:

A. Required Project Components:

- Solar canopies of sufficient height to allow transit bus clearance.
- Interconnection application should be applied for as Net Metering.

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- EV charging infrastructure to enable expansion to a total of 56 or more buses, anticipate chargers in the first phase to support 10 buses with the ability to add more. Must include necessary transformers, switchboard, switchgear, controls, mounting locations, conduit and electrical components.
- Evaluate options with local electric utility (Pepco) to secure access to one and preferably multiple electric feeders.
- Controls and other components to regulate and monitor use of energy, shed demand and mobilize any on-site distributed energy or storage as applicable. Compatibility or interoperability with controls used on similar projects in the County. The County uses both Siemens Apogee and Schneider Electric's EcoStruture software.

B. Optional Project Components:

- Transfer switches and other smart technologies enabling the County to use utility and other on-site storage, fixed generation or mobile generation resources to operate all or a portion of the bus fleet.
- Enhanced interconnection with the utility (Pepco) connecting one or more feeders,
- Connections and baseplates and drop downs to allow charging of up to 70 transit buses.
- Onsite energy storage or batteries capable of providing ancillary grid services and/or enhanced resiliency.
- Natural gas fired generation or combined heat and power.
- Equipment and controls to integrate future facilities into a microgrid.
- Offerors will have the opportunity to propose electric vehicle chargers for up to 10 buses as part of the initial projects and propose options for future expansion. Chargers cannot be proprietary to a specific bus manufacturer.

C. Design the Project:

- Provide all initial and final construction engineering drawings and plans to the County's satisfaction.
- Conduct any utility interconnection studies to execute the project.
- Obtain all necessary Federal, state and local permits necessary to complete the system.
- Provide updates to the County, and possibly the community on project planning and progress.
- Identify and prepare applications or similar documents for all grants and incentives that are applicable for this project.

D. Construction and Implementation:

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- Provide all necessary site preparation; ideally including necessary upgrades to switchgear and other utility/energy infrastructure needed to support the project.
- Minimize interruptions to on-going daily building services.
- Provide bi-weekly project status conference calls and two week and 30 day look ahead plans.
- Provide plans and drawings that depict and explain construction phases.
- Build and commission each component of the project and the project as a complete operating system.
- Coordinate, where directed, with other project providers on enhancing the efficiency, coordinating renewables, or other building projects.
- Apply for, obtain, maintain and pay for all ongoing operational permits required for operation of the system including, but not limited to, air permits or other regulatory permits required for the site.

E. Maintenance and Ongoing Operations:

- Energy assurance plan including a minimum of twice a year testing requirement to ensure operational readiness and verify the function of any resiliency measures.
- Maintain the system for its service life to ensure the continuous availability of electricity,
- Provide a detailed maintenance plan providing and detailing responsibilities for each stakeholder,
- Ensure seamless disconnect and reconnect with grid power when desired,
- Accept responsibility for damage or repairs from the operation of the system,
- Service calls are to be responded to within 4 hours by phone by a certified technician. If the on-site personnel cannot resolve the issue, then a service tech will be dispatched to site within 24 hours.
- Provide revenue grade metering to establish the amount of electricity delivered to the County to provide constant data and monitoring of system performance and billing,
- Provide adequate cybersecurity to defend against reasonable threats,
- Onsite inventory of critical or unique parts.

F. Electricity Generation and Sales:

- Provide the County all electricity and thermal generated by the system, unless explicitly waived by the County,
- If applicable, extend the microgrid to neighboring facilities, adhering to applicable state, local and other regulations,
- Provide monitoring software that is compatible with the County's existing tracking and monitoring software.

G. End of Service Life:

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- County will either require the contractor to decommission the system at the end of the contract term, extend the operating agreement or purchase the system at an independently assessed value. All options are at the County’s sole discretion.

III. Location and Site Characteristics

A. Site Information:

Description:					
Brookville Bus Depot, 8710 Brookville Rd, Silver Spring MD 20910					
Size/Physical Characteristics					
Current Operations: The site is responsible for the maintenance and storage of over 200 County Buses. Buses are serviced for needed repairs and parts and are cleaned in bus wash bays.					
Acreage: Over 17 acres					
Energy Consumption					
Elec (kWh)	500,000	Gas (Therms)	2,000	Demand (Max) KW	935
New Projected buses (kWh)- 2020	3,000,000	Total projected annual (kWh)	3,500,000		
Site Considerations					
<ul style="list-style-type: none"> - Requires 24/7/365 operation of all critical loads including but not limited to lighting, space conditioning, data, on-site food preparations and communications. - Adjacent to a residential community to one side of lot, sound attenuation and aesthetics are may be considerations. - Utility interconnection is dated and may need upgrading. 					

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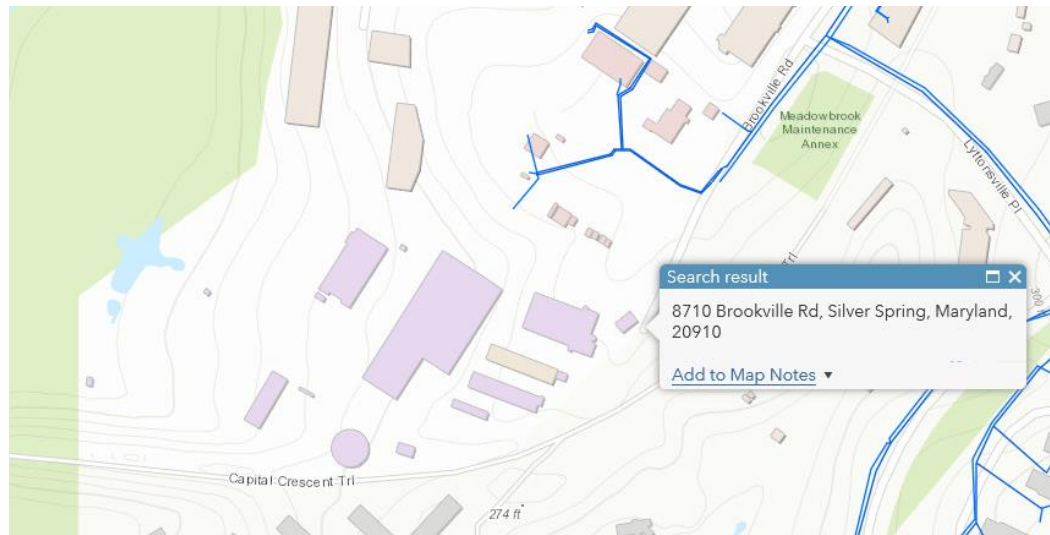
B. Site Overhead View:



C. Pepco Feeder Map:

As indicated by Pepco's cross border feeder map the site may benefit from access to Pepco's solar renewable credit market.

<http://www.arcgis.com/home/webmap/viewer.html?webmap=63f5ed7142a04d2486b75434511855b7&extent=-77.1523,38.7146,-76.7571,38.9205>



D. Additional Sites:

The County reserves the right to identify other sites under this contract or to issue additional RFEs, contracts, or agreements to address the County's needs related to advanced energy infrastructure development.

IV. Administration of the Request for Energy Proposals

A. Submission Information:

Each submittal should include a single point of contact (including name, title, phone number and email address) a cover letter and concisely address the four areas below considering the detail provided.

i. Qualifications:

Please concisely describe your organization's or team's experience and capability related to:

- Solar, energy storage, photovoltaics and microgrids, combined heat and power and microgrids,
- Experience of organization and project management team implementing, maintaining and operating similar projects for prolonged periods of time,
- Proven ability to negotiate and work with electric and natural gas utilities and other vendors who may be providing complementary services,
- Experience obtaining grants, rebates and other funds to reduce the cost of systems,

ii. Technical Approach:

- Approach meets the County's objectives to reduce greenhouse gas emissions, improves reliability and resiliency,
- Integration of advanced technologies to existing site conditions,
- Ability to expand the number of chargers over time as electric transit vehicles are purchased by the County,
- Ability to actively manage energy consumption and cost and integrate with the County's existing microgrid management systems and building automation systems as needed,
- Maintenance approach and minimizing level of effort of County staff.
- Other innovative approaches consistent with the County's mission.

iii. Financial Approach:

- Ability to finance project as a public private partnership with a minimum of County capital contribution. Note that specific cost and pricing information will be requested from shortlisted bidders.
- Cost implication of approach,
- Ability to leverage tax credits, environmental credits and other grants or incentives to reduce project costs.

iv. Innovation and Community Stewardship:

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- Inclusion of local companies participating in County programs such as the local small business reserve program, minority female disabled owned business program or green business certification program,
- Partnerships with job creation, workforce development and educational institutions,
- Other partnerships and efforts that improve the sustainability, equity or resiliency of the Montgomery County community.

Interviews may be scheduled with the highest scoring offerors.

B. Submittal Information

The County is accepting only proposals on electronic media. Proposals must be emailed to dgs.green@montgomerycountymd.gov and be less than 5 megabytes in size. Each email must clearly state RFEP – Smart Energy Depot The anticipated schedule for the first and second phases of this RFEP is below. All Prequalification Proposals must be received no later than September 30, 2019 at 3:00 PM.

Event	Date
RFEP Issued	August 28, 2019
Site Visit and Prebid Meeting	September 10, 2019
Deadline for Questions	September 19, 2019
Prequalification Proposals Due	September 30, 2019
Pre-Qualified Vendors Interviews (at County's discretion)	October 9 th and 10 th
Final Proposals and Cost and Price (Pre-qualified vendors only)	October 30, 2019
Anticipated Award Date	November 20, 2019

Written questions regarding the Request should be sent via email to dgs.green@montgomerycountymd.gov. All questions and the responses from the County will be posted on the Office of Energy and Sustainability's Website at www.montgomerycountymd.gov/dgs-oes.

V. Conditions and Limitations

This RFEP and any ultimate award are guided by the Montgomery County Electricity Procurement Regulations (COMCOR 11B.04.01 Electricity Procurement Regulations).

The County reserves the right, in its sole and absolute discretion, to reject any and all Submissions received in response to this Request, advertise for new Submissions or to accept any Proposal deemed to be in its best interest, to suspend negotiations, and to cancel this Request at any time, for any or no reason, prior to entering into a formal contract. The County further reserves the right to request clarification of information provided in Submissions submitted in response to this Request without changing the terms of this Request.

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A Proposal submitted in response to this Request does not constitute a contract and does not indicate or otherwise reflect a commitment of any kind on behalf of the County or impose any binding obligations on the County or grant any rights to the Offeror. Furthermore, this Request does not represent a commitment or offer by the County to enter into an agreement with an Offeror or to pay any costs incurred in the preparation of a Proposal to this Request. Furthermore, this Request does not commit the County to pay for costs incurred in the negotiation or other work in preparation of, or related to, a final agreement between the Selected Proposer and the County. Any commitment made by the County will be subject to Montgomery County Code

The Submissions and any information made a part of the Submissions will become a part of the project's official files. The County is not obligated to return any materials submitted or received in response to this Request. This Request and the selected Offeror's response to this Request may, by reference, become a part of any formal agreement between the Offeror and the County.

If an Offeror contends that any part of its Proposal is proprietary or confidential and, therefore, is limited to disclosure under the Maryland Public Information Act, MD Code Ann. State Gov't §§10-611 et seq. (the "MPIA"), the Offeror must identify all information that is confidential or proprietary and provide justification for why such materials should not be disclosed by the County under the MPIA. The County, as custodian of Submissions submitted in response to this Request for Available Industrial Sites, reserves the right to determine whether or not material deemed proprietary or confidential by the Offeror is, in fact, proprietary or confidential as required by the MPIA, or if the MPIA permits nondisclosure. The County will favor disclosure of all Submissions in response to any request for disclosure made under the MPIA.