



## PURCHASING AND CONTRACTING OFFICE

Camp Dodge – Building 3465  
7105 NW 70<sup>th</sup> Avenue  
Johnston, Iowa 50131-1824



NGIA-SCO

1 Feb 24

### MEMORANDUM FOR: ALL BIDDERS

SUBJECT: Addendum to RFP – RFP 010424-01 Selection of A/E Design Firm –  
Energy Resilience Conservation Investment Program (ERCIP) Construct  
2.5 MW Micro-Grid at Camp Dodge, Johnston, IA

### ADDENDUM # 2

#### 1. Attendance Sheet correction

#### 2. Questions & Answers

The Department of Public Defense received the following questions, requests for clarification, suggested changes from the Respondents:

| # | Question                                                                                                                                                                                                                                                                                                                                           | Answer                                                                                                         |
|---|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|
| 1 | 2.5 MW of Slar, AC or DC?                                                                                                                                                                                                                                                                                                                          | AC power throughout system.                                                                                    |
| 2 | 3MW/3MWH BESS, - AC or DC?<br>Flow or Lithium-ion Battery?                                                                                                                                                                                                                                                                                         | AC power throughout system. Will determine battery type during design development.                             |
| 3 | 1MW Microturbine – AC or DC?<br>Should this include CHP for facility heating and cooling?<br>Can this design include 5 microturbines, each? At 200Kw or 2 microturbine, each at 500Kw, to open the loads for O&M services as needed.                                                                                                               | AC power throughout system. Other questions will be answered during design development.                        |
| 4 | Existing Diesel BUG – Should these units be converted to Dual Fuel system for reduction of Diesel usage and NG lower prices of operations?                                                                                                                                                                                                         | We will not be converting any existing gen sets with this project.                                             |
| 5 | Electric Meters & Relay should be installed to track each DER's kWh, for lifecycle, degradation, and power quality?                                                                                                                                                                                                                                | Unless directly related to the hardware covered by this project, any updated meters will be a separate effort. |
| 6 | Microgrid Software System based in the Cloud to track fuel usage/emissions, kWh per DER, along with OEM services and Energy Management that operates assets based on Efficiency and Economics (\$/kWh) based on 20 to 30 years of services.<br>This software must connect to all 2 <sup>nd</sup> level controllers and offers software resiliency. | To be answered during design development.                                                                      |

| #  | Question                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Answer                                                                                                                                                                                                                                                                                                                                                                     |
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| 7  | After installation, each asset must be tested to nameplate operations using a false load to confirm proper programming?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Of course. Joint responsibility of design consultant and CxA.                                                                                                                                                                                                                                                                                                              |
| 8  | Weather station should be included to track air temperatures, wind, and Solar Rays for efficiency and for KW capabilities.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | To be answered during design development.                                                                                                                                                                                                                                                                                                                                  |
| 9  | BESS should be used for power conditioning, seamless island mode transfer from grid, with interconnection of the BUG's.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | To be answered during design development.                                                                                                                                                                                                                                                                                                                                  |
| 10 | Microgrid Software must have KPI's for all DER's and signals alerts for services as needed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | To be answered during design development.                                                                                                                                                                                                                                                                                                                                  |
| 12 | Are there any hazardous materials considerations for this project?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | None I can think of. To be answered during design development.                                                                                                                                                                                                                                                                                                             |
| 13 | Are there any NEPA considerations for this project?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Yes. Iowa ARNG will take care of all required NEPA investigation, reporting, and action.                                                                                                                                                                                                                                                                                   |
| 14 | The project budget is stated at \$28,090,000 with a 10% contingency of \$2,800,900. Typically, the budget (MCC) does not include SIOH or contingency. Can you please clarify the MCC is \$28,090,000 + \$2,800,900? Or a combination of these numbers less SIOH?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | The MCC is \$28,090,000. That is the number we will design to. The contingency is there if we need it (market fluctuations, equipment availability, etc.). SIOH is completely separate from these numbers, and will be negotiated with the selected offeror at time of construction contract award.                                                                        |
| 15 | <p>The RFP Section 1.1.5 indicates a breakdown of the fees for:</p> <p>a. 1.1.5.1 Investigation, Soils Inspection and Reporting, Permitting, etc.<br/> Question: Without a proposed location of the various PV, battery storage, microturbine, substation or system connection points, and specific building locations and associated generators, it would be difficult to break out a fee for the soils report portion of the project.<br/> Should we provide our assumptions for this portion of work as part of the proposal?</p> <p>b. 1.1.5.2 Production of Plans and Specifications.<br/> c. 1.1.5.3 Identify desired reimbursable charges.<br/> Question: Without the specific number of site visits required, it is difficult to determine the specific costs. Should we provide our assumptions with our proposal?<br/> Question: Should we provide our assumption on the number of hard copies and size for each submittal?</p> | <p>a. Make assumptions based on your experience with this type of project.</p> <p>c. I presume one to three site visits should suffice, but that is dependent on your approach. Make assumptions.<br/> For design submittals we will require 2 hard copies of submittal documents, and electronic DWGs, DOCXs, and PDFs. We provide the file transfer portal (DoDSAFE)</p> |
| 16 | Do you require a breakdown of fees per Type A and B Services?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Yes. Paragraph 1.1.5 requires breakdown for Type A (Investigation), Type B (production of plans and specs) and any anticipated reimbursable charges as separate line items.                                                                                                                                                                                                |
| 17 | <p>We would assume that a survey would be required for the various components of the project identified in Item #4 above.</p> <p>Should we provide a separate fee and assumptions for this portion of work?</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Survey goes in your Investigation (Type A) number.                                                                                                                                                                                                                                                                                                                         |

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| 18 | Will SF 330 Part IIs be included in the (75) page limit?                                                                                                                                                                                                                                                                                                                                                             | Yes. But please note, the SF 330 form is not a requirement. <b>PLEASE READ THE RFP CAREFULLY AND RESPOND WITH INFORMATION REQUESTED.</b>                                                                                                                    |
| 19 | Will a Table of Contents be included in the 75-page limit?                                                                                                                                                                                                                                                                                                                                                           | Yes, if you include one.                                                                                                                                                                                                                                    |
| 20 | Is a Certificate of Insurance required to be submitted with the proposal? If so, will it be included in the 75-page limit?                                                                                                                                                                                                                                                                                           | Paragraph 4.2 lists submittal requirements. COI comes in post-selection. 75-page limit covers para 4.2.2 and 4.2.3 submittal                                                                                                                                |
| 21 | Will any buildings included in the project house equipment for the microgrid need to be built to ICC 500 storm shelter standards?                                                                                                                                                                                                                                                                                    | Don't think so. To be answered during design development.                                                                                                                                                                                                   |
| 22 | Will an environmental impact study need to be completed by the design team?                                                                                                                                                                                                                                                                                                                                          | See #13.                                                                                                                                                                                                                                                    |
| 23 | Can you please clarify the needs for technology systems design that need to be included by the design team?<br><br>We are assuming that typical services that would be designed by an RCDD would be required (telecom, access control, video surveillance, etc.).<br><br>What. If any, cybersecurity design services will need to be included.                                                                       | Main tech system is the SCADA system. Any other tech requirement to be answered during design development. See answer to #42.                                                                                                                               |
| 24 | How committed is the project manager to the specific types of generation listed?<br><br>Is there any flexibility to select other more reliable sources?<br><br>How important is the "new technology" aspect to this project?<br><br>Have you considered the long-term maintenance issues that may arise from unproven new technologies?<br><br>Can standard generator sets with reciprocating engines be considered? | Solar array is a requirement. Microturbine is a requirement. Battery storage is a requirement. All other aspects will be up for discussion during design development.<br><br>Already existing backup generators can be considered for additional generation |
| 25 | What is the intent of the 3MWH BESS since it will provide just a little over an hour of backup based on the critical load?<br><br>Will it just be for ride over events for solar interruptions and/or nightly discharge?                                                                                                                                                                                             | To be answered during design development.                                                                                                                                                                                                                   |
| 26 | Has the 2.5MW critical load been defined or delineated per building or by building on campus? How will this load be segregated?                                                                                                                                                                                                                                                                                      | To be answered during design development.                                                                                                                                                                                                                   |
| 27 | Is the JFHQ to be included in the comprehensive "14 day sustainable" portion of the system?                                                                                                                                                                                                                                                                                                                          | At this time and for purposes of this RFP and evaluation the answer is no. Will be discussed during design development however.                                                                                                                             |
| 28 | Similarly, and associated with the JFHQ building location since it is on a separate utility feed and meter, does this                                                                                                                                                                                                                                                                                                | See #27. Do not consider JFHQ building for now.                                                                                                                                                                                                             |

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|    | need to be tied to the main campus grid or can it be considered to be islanded from the rest of campus?                                                                                                                                                                                                                                                                                          |                                                                                                                                                         |
| 29 | Are EMP protection requirements going to be a requirement in this plan?                                                                                                                                                                                                                                                                                                                          | Likely, but to be answered during design development. We would like this but depends on cost.                                                           |
| 30 | The example contract in Attachment C seems to be more applicable to construction contracts than design services. Can a Form of Agreement for Title I services be used instead like IAARNG-AB107?                                                                                                                                                                                                 | The contract is the base format, which will be adapted for this project.                                                                                |
| 31 | Will there be any environmental studies required for the solar field?                                                                                                                                                                                                                                                                                                                            | See #13.                                                                                                                                                |
| 32 | Please confirm that natural gas is considered an independent resilient fuel source. Will additional storage be required on site to meet 14 days of energy disruption?                                                                                                                                                                                                                            | Confirmed. To be answered during design development.                                                                                                    |
| 33 | Will a life cycle cost analysis be required for the project?                                                                                                                                                                                                                                                                                                                                     | As required by the State of Iowa adopted energy code. I am presuming a system will be needed for the switch/control building that will require an LCCA. |
| 34 | Is there a minimum level of availability required for energy resilience?                                                                                                                                                                                                                                                                                                                         | 14 days                                                                                                                                                 |
| 35 | Will there be any requirements for conducting energy resilience assessments?                                                                                                                                                                                                                                                                                                                     | As required by applicable codes only.                                                                                                                   |
| 36 | Will an arc flash study be required for the new equipment?                                                                                                                                                                                                                                                                                                                                       | Yes.                                                                                                                                                    |
| 37 | Are any design team members allowed to also be on the construction team?                                                                                                                                                                                                                                                                                                                         | This is a design-bid-build project. Construction team will not be determined until we bid and award the project.                                        |
| 38 | Related to Paragraph 1.1.3:<br>This paragraph seems to relate to relevant project experience, but ends with the statement "Maximum two (2) pages per staff member." Is the intent to have project descriptions with a maximum of two pages per project?                                                                                                                                          | Remove the statement "Maximum two (2) pages per staff member." from para 1.1.3                                                                          |
| 39 | Related to Paragraph 1.3:<br>At the pre-proposal meeting, it was stated that Camp Dodge CFMO would apply for a waiver from the requirements for the project to meet LEED requirements. For the purposes of developing project approach, schedule, and fee, shall the designer assume this waiver application will be successful and the project will have no LEED scoring goals or requirements? | Yes, make that assumption. If we need to add LEED back in post-award, we will negotiate an added fee.                                                   |
| 40 | Related to Paragraph 4.2:<br>At the pre-proposal meeting, it was stated that the cost proposal should be packaged separately from the technical proposal. Should we assume that the Zip File described in Paragraph 4.2 should include one file consisting of a Technical Proposal (items 4.2.1 thru 4.2.4) and a separate file consisting of the Cost Proposal (item 4.2.5)?                    | Yes.                                                                                                                                                    |

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| 41 | <p>Related to Paragraph 5.2.3.3:<br/>This sub-paragraph on a firm's relevant experience scoring mentions experience with National Guard maintenance facilities and school or county/municipal projects. Should this relevant experience sub-paragraph instead relate to recent experience with large (&gt;2MW) solar power systems, experience with micro-grids, experience with generation systems interconnected to MidAmerican Energy (local utility), and other National Guard projects?</p> | <p>Yes. Strike para 5.2.3.3 and replace with <b>“The Firm’s recent experience (within 10 years) on National Guard or other military client resiliency projects, other large solar array or micro-grid projects for any client type, or recent experience working with the local utility on an interconnect project.”</b></p> |
| 42 | <p>Related to Exhibit A:<br/>Exhibit A, Paragraph 3.3.4.c points to UFC 1-200-01 and requires compliance with discipline specific UFC documents. Please confirm micro-grid, HVAC, and Electronic Security Systems facility related control systems must be designed for UFC-4-010-06 - Cybersecurity for Facility Related Control Systems compliance and that the design team must include a cyber-security professional with experience in meeting these requirements.</p>                      | <p>At this time and for purposes of this RFP and evaluation, compliance with UFC 4-010-06 is NOT required. Any change to this will be negotiated with the selected offeror.</p>                                                                                                                                              |
| 43 | <p>May additional time to ask questions be allowed given the materials from the mandatory meeting were issued before the question deadline?<br/>For example, we have just begun review of the attachment contract with our legal team and there may be relevant questions from their review.</p>                                                                                                                                                                                                 | <p>No time will be added. The contract is simple, and we will go into detail with the selected offeror as needed to clear up any such questions.</p>                                                                                                                                                                         |



CONTRACTING AND PROCUREMENT BUREAU  
Camp Dodge, Building W-41  
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(515) 252-4347 (phone) (515) 252-4583 (fax)

# ATTENDANCE SHEET

## Pre-Proposal Meeting

**Project:** Selection of A/E Design Firm – Camp Dodge Construct ERCIP Microgrid, PV Array, etc.

**Date:** January 18, 2024 – 10:00 a.m.

**Location:** Johnston, Iowa

**Attendees:** Name Company Telephone:

1. Mike Brothers IAARNG 515 252-4225
2. Evan Schetz CC 515 252-4522
3. Jack Johannes Professional Engineering Consultants 913 375 9013
4. MICHAEL WOEBBEKE PEL 913-348-1799
5. JOHN WALDRON SHINE HATTERY (515) 202-5200
6. JOSIT NIELSEN MODUS (515) 251-7280
7. Keri Pender IAARNG 515-252-4767
8. DAREN BEUKOFF WEST BARKS ENG 605-348-7455
9. Ajay Sitaula CLP Engineering 303-495-0651
10. Dave Hunter Farris Engineering 402-414-0598
11. JOE FELDMANN OPN Architects 515.290.4588
12. David Shea IAARNG 515 250-6107
13. Bob Ridgway Farnsworth Group 515.225.3461
14. ISAAC STOLL IMEG 515-210-5406
15. Eric Henderson IMEG 515-360-5692  
Brenda Wilder CFMO

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|-----|-----------------------|------------------------------------------------------|--------------------------------------------------------|
| 16. | <u>Bob Hedgepeth</u>  | <u>BBS ARCH-ENR</u>                                  | <u>515-244-7167</u><br><u>SPURKE@HGA.com</u>           |
| 17. | <u>Steve Burk</u>     | <u>HGA</u>                                           | <u>612-201-0920</u><br><u>kstandlee@HGA.com</u>        |
| 18. | <u>Kevin Standlee</u> | <u>HGA</u>                                           | <u>414 418-1179</u><br><u>CBAUER@SNIVE-HATTERY.com</u> |
| 19. | <u>CHRIS BAUER</u>    | <u>SNIVE-HATTERY, INC</u>                            | <u>515-669-0695</u>                                    |
| 20. |                       |                                                      |                                                        |
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| 33. |                       |                                                      |                                                        |
| 34. | <u>Robert Allen</u>   | <u>Microgrid Design and<br/>Engineering Services</u> | <u>RJAllen@mdes.us.com</u>                             |
| 35. |                       |                                                      |                                                        |
| 36. |                       |                                                      |                                                        |