

Quadplex plus Health Facilities GESA Project RFP Pre-proposal Conference

November 17, 2023

Hosted by

City of Philadelphia's Office of Sustainability
and Philadelphia Energy Authority



THE CITY OF PHILADELPHIA
— OFFICE OF —
SUSTAINABILITY



Agenda

- Introductions
- Project Objectives and Scope
- Proposal Scope
- Selection & Contracting Process
- Economic Opportunity Plan
- Key RFP Dates
- Q&A

Office of Sustainability Municipal Energy Office

- Works within the Office of Sustainability to procure energy for City government and lead municipal energy efficiency efforts through the MEMP.
- The mission of the Municipal Energy Office is to:
 - Procure energy and manage utilities.
 - Promote energy conservation and efficiency within City departments through the development and implementation of projects and programs.
 - Support Philadelphia's climate and energy goals, and position City government to lead by example.



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MUNICIPAL ENERGY MASTER PLAN

FOR THE BUILT ENVIRONMENT



Goals



Reduce greenhouse gas emissions from the City's built environment 50 percent by 2030.



Reduce the City's built environment energy use 20 percent by 2030.



Generate or purchase 100 percent of all electricity for the City's built environment from renewable resources by 2030.



Maintain or reduce the City's built environment cost of energy.

CLEAN, EFFICIENT, AFFORDABLE

energy as a tool for impact



ECONOMIC development

Projects that move the needle on carbon reduction are bringing established companies, investors and entrepreneurs to the city.

CREATING jobs

Statewide, the number of clean energy jobs already outpaces the number of fossil fuel jobs.


ALLEVIATING poverty

Reducing the energy burden for Philadelphians means homes that are safe, warm, healthy and affordable for the long term.

IMPROVING public health

In public buildings, schools, homes and businesses, clean and efficient energy is a vehicle for improving the health of our communities.



A photograph of Philadelphia City Hall, a grand neoclassical building with a prominent central tower. In the foreground, a paved plaza leads to the building. A banner hanging from the building reads "Solarize PHILLY GO SOLAR NOW solarizephilly.org". To the right, a modern skyscraper is visible against a blue sky with light clouds. The overall scene is bright and clear.

Philadelphia Energy Campaign: A 10-year, \$1B investment to create 10,000 jobs

Total So Far:

\$380MM invested
3,275 jobs created

Investment in
Pipeline:

\$345MM+

GESA Projects



Completed and Ongoing Projects

- **Quadplex** (2015)
 - Cost: \$12.3 Million
 - Annual Savings: \$1.45 Million
- **Philadelphia Museum of Art** (2020)
 - Cost: \$11.3 Million
 - Annual Savings: \$750,000
- **Philly Street Lighting Improvement Project** (PSIP) – Ongoing
 - Cost: \$92 Million
 - Est. Annual Savings: \$5-6 Million

Project Objectives

RFP Section 2.2

- Reduce energy and water costs
- Reduce carbon emissions to meet City goals
- Improve coordination, reliability, and operating efficiency of the buildings
- Improve indoor air quality and comfort for occupants

Project Objectives

RFP Section 2.2

(Cont'd)

- Improve the durability and resilience of City assets by
 - Addressing fundamental capital needs
 - Investing in resilient energy technologies e.g., solar, storage & “hardening” of mechanical equipment
- Provide employment opportunities for Philadelphia-based businesses and Philadelphians
 - Emphasis on MBE, WBE, and DSBE companies
- Optimize available federal and utility incentives

Project Scope

RFP Section 2.3

14 City Buildings, including:

- Quadplex - City Hall, Justice Juanita Kidd Stout Center for Criminal Justice (SCCJ), Municipal Services Building (MSB), One Parkway Building (OPB)
- 7 Health Centers
- 3 Homeless Service Facilities

Energy Performance Contract under Pennsylvania Guaranteed Energy Savings Act (GESA)

- Savings must exceed project costs including financing, **across all project sites in aggregate**
 - High savings measures can offset less cost-effective measures that meet other project objectives
 - Innovative Alternative Concepts are welcomed
- Project must pay for itself in under 20 years



Proposal Scope



- Includes 3 of 14 buildings
 1. Municipal Services Building (MSB)
 2. Justice Juanita Kidd Stout Center for Criminal Justice (SCCJ) and
 3. Health Center #5
- Minimum measures to be evaluated by Proposers included Attachment D
- Building walk-throughs during the week of December 11th (Dates/times TBD)
 - Submit non-binding Letter of Intent (LOI) by 11/30

Selection & Contracting Process

Up to two Proposers will be selected by April 2, 2024.

Next Steps and Target Schedule

- Contracting to occur in parallel with City Council approval for project
- City Council approval in Summer 2024
- Investment Grade Audit (IGA) to be completed post-contracting, by Winter 2024/25
- Project Financing to be secured post-IGA in Spring 2025
- Notice to Proceed with construction to be issued once financing is secured

Economic Opportunity Plan

Section 4.3.6.a

Contracts	Minority Owned	Female Owned	DSBE	Total
Construction Work	15%-20%	And 5%-10%	BGFE	20%-30%
Supplies	5%-10%	And/or 5%-10%	BGFE	5%-10%
Professional Services	5%- 10%	And/or 5%-10%	BGFE	5%- 10%

African American Journeypersons – 22% of all journey hours worked across all trades

Asian Journeypersons – 3% of all journey hours worked across all trades

Hispanic Journeypersons – 15% of all journey hours worked across all trades

Female Journeypersons – 5% of all journey hours worked across all trades

Minority Apprentices – 50% of all hours worked by all apprentices

Female Apprentices – 5% of all hours worked by all apprentices

M/W/DSBEs must be in City of Philadelphia's [M/W/DSBE Registry](#) to be eligible.



Important Dates

Activity	Date (Subject to Change)
<i>RFP Posted</i>	<i>October 30, 2023</i>
<i>Pre-Proposal Meeting</i>	<i>November 17, 2023</i>
Deadline to Submit Non-Binding LOI	November 30, 2023
Building Walk-Throughs	Week of December 11, 2023 (Further details to come)
Deadline to Submit Questions	January 5, 2024, 5:00 P.M. ET
Answers Posted on PEA RFP Website	January 19, 2024
Deadline to Submit Proposal	February 9, 2024, 5:00 P.M. ET
Proposer Interviews - Location TBA	Week of March 11, 2024
Final Selection of Proposer (s)	April 2, 2024

Find a Proposal Team

- Sign up to be included on a teaming list
- List to be posted to RFP webpage
- Link to teaming form - <https://forms.gle/jMuiYd61VNKJ6bGm7>



Questions and Discussion

Direct follow-up communications to GESA@phila.gov



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