NOTICE OF FUNDING AVAILABILITY
AND
REQUEST FOR APPLICATIONS (RFA)

Green Building Case Studies and Green Building Historic Preservation Guidelines
(Short name: Green Building Case Studies and Historic Preservation Guidelines)
RFA # 2017-1708-USA

Publication Deadline: 12/30/2016

Application Deadline: 2/3/2017 at 4:30pm
TABLE OF CONTENTS

SECTION 1. GENERAL INFORMATION .............................................................................. 4
  1.1 INTRODUCTION ........................................................................................................ 4
  1.2 PURPOSE OF THE GRANTS .................................................................................... 4
  1.3 SOURCE OF FUNDS .................................................................................................. 4
  1.4 COMPETITION FOR A GRANT AWARD .................................................................... 4
  1.5 PROJECTS AND FUNDS AVAILABLE ......................................................................... 4
  1.6 ELIGIBILITY .............................................................................................................. 5
  1.7 DEFINITIONS ............................................................................................................ 5
  1.8 PERMISSIBLE USE OF GRANT FUNDS .................................................................... 5
  1.9 GRANT MONITORING .............................................................................................. 6
  1.10 GENERAL TERMS AND CONDITIONS .................................................................... 6
  1.11 RFA CONDITIONS - PROMISES, CERTIFICATIONS, AND ASSURANCES .................. 6
  1.12 DOEE’S AUTHORITY TO MAKE GRANTS ............................................................... 6
  1.13 CONFLICTS BETWEEN RFA AND APPLICABLE LAW ........................................... 6

SECTION 2. SUBMISSION OF APPLICATION ................................................................... 7
  2.1 RFA RELEASE DATE ................................................................................................. 7
  2.2 OBTAINING A COPY OF THE RFA ........................................................................... 7
  2.3 APPLICATIONS: WHEN, WHAT, AND WHERE ......................................................... 7
  2.4 AWARD ANNOUNCEMENT ...................................................................................... 8
  2.5 UPDATES AND QUESTIONS AND ANSWERS (Q & A) ........................................... 8
  2.6 DOEE CONTACTS .................................................................................................... 8

SECTION 3. APPLICATION CONTENT ............................................................................. 9
  3.1 FORMAT .................................................................................................................. 9
  3.2 PROPOSAL CONTENT .............................................................................................. 9
  3.3 WORK PLAN .......................................................................................................... 14
  3.4 REQUIRED DOCUMENTS ....................................................................................... 14

SECTION 4. REVIEW PANEL AND APPLICATION SCORING ........................................ 16
  4.1 REVIEW PANEL ...................................................................................................... 16
  4.2 SCORING CRITERIA ................................................................................................. 16

SECTION 5. GRANTEE DOCUMENT REQUIREMENTS .................................................... 17
  5.1 SUBMISSIONS IF APPLICANT WILL RECEIVE THE GRANT .................................... 17

SECTION 6. FILING REQUIREMENTS GENERAL PROVISIONS .................................. 18
  6.1 REPORTING REQUIREMENTS .................................................................................. 18
  6.2 REIMBURSEMENT OF PROJECT EXPENDITURES AND DISBURSEMENT OF FUNDS .... 18
SECTION 7. PROJECTS PROPOSED FOR GRANT FUNDING ................................................. 20

7.1 SUMMARY: PROJECT TITLE AND AVAILABLE FUNDS ............................................. 20
7.2 PROJECT DESCRIPTION .................................................................................................. 20
7.3 PROJECT OUTCOMES .................................................................................................... 20

APPENDICES .................................................................................................................... 26

APPENDIX 1 – GENERAL TERMS AND CONDITIONS .......................................................... 0
APPENDIX 2 – PROMISES, CERTIFICATIONS, AND ASSURANCES .................................. 0
APPENDIX 3 – COVER SHEET ............................................................................................ 0
APPENDIX 4 – EXAMPLE OF GRANT BUDGET .................................................................. 0
SECTION 1. GENERAL INFORMATION

1.1 Introduction

The Department of Energy and Environment ("DOEE") solicits grant applications from eligible entities (called “Applicants”). The goals of this Request for Applications (RFA) are to support innovative solutions to green the built environment in the District. The DOEE Urban Sustainability Administration of DOEE will administer this RFA.

1.2 Purpose of the Grants

The purpose of this grant is to create green building case studies and green building historic preservation guidelines to help meet the ambitious goals related to green buildings set out in the Mayor’s Sustainable DC Plan.

1.3 Source of Funds

The source of funds for the grant is Green Building Fund.

1.4 Competition for a Grant Award

This RFA is competitive. Each Applicant must demonstrate its ability to carry out the activities for the grant for which it applies (called a “project”). A review panel will evaluate the applications for each advertised grant according to the stated list of criteria in each project’s description. The proposal/s with the highest score/s will be awarded the grant.

Specifically, grant awards will be made based on eligibility (Section 1.6), the extent to which the proposed project fits within the scope and available funding of the grant, strength of the application, and the organization’s capacity to achieve the grant’s goals.

Each Applicant may submit an application for more than one project, if applicable. If an Applicant responds to more than one project, it must do so in a separate proposal and submit all corresponding required documents.

1.5 Projects and Funds Available

DOEE seeks applications for:

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Project Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Green Building Case Studies and Historic Preservation Guidelines</td>
<td>$140,000.00</td>
</tr>
</tbody>
</table>
1.6 Eligibility

The following are eligible to apply if an “x” appears:

- Nonprofit organizations, including those with IRS 501(c)(3) or 501(c)(4) determinations;
- Faith-based organizations;
- Government agencies
- Universities/educational institutions; and
- Private Enterprises.

Continuing conditions of eligibility are that the information in the application is complete and truthful and that the Applicant at all times is able to meet any material conditions stated in its application. For instance, if an Applicant’s ability to fulfill the terms of the grant is based on the availability of skilled staff and those staff should leave after the application’s submittal or the grant award to the Applicant, the Applicant has the responsibility to advise DOEE in writing of this change in material conditions. Another example of change in material conditions that could result in the loss of eligibility would be the loss of the Applicant’s tax-exempt status.

1.7 Definitions

District - The District of Columbia.

Grantee - The person provided a grant by the District, including a sub-grantee.

Person - A natural person or a legal entity, including a partnership, firm, association, joint venture, public or private corporation, trust, estate, commission, board, public or private institution, cooperative, the District government and its agencies, and the federal government and its agencies.

Writing - A tangible or electronic record of a communication or representation, including handwriting, typewriting, printing, photostat, fax, photography, word processing computer output, and e-mail. A "signed" writing includes an electronic symbol or process attached to, or logically associated with a writing, and executed or adopted by a person with the intent to sign the writing.

1.8 Permissible Use of Grant Funds

A Grantee may use grant funds only for allowable grant project expenditures. Grant funds related to work performed will be provided on a reimbursement basis, except that an advance of funds
may be provided for grant administration expenses in limited circumstances for good cause approved by DOEE at its sole discretion.

1.9 Grant Monitoring

In its sole discretion, DOEE may use several methods to monitor the grant, including site visits, periodic financial reports and the collection of performance data. Each grant is subject to audit.

1.10 General Terms and Conditions

Appendix 1, “General Terms and Conditions” is incorporated by reference in this RFA. Applicants and Grantees must comply with any and all applicable terms and conditions outlined in Appendix 1.

1.11 RFA Conditions - Promises, Certifications, and Assurances

Appendix 2, “Applicant’s Promises, Certifications, and Assurances” (“PCA”), is incorporated by reference in this RFA.

1.12 DOEE’s Authority to Make Grants

DOEE has grant-making authority under:

- The Renewable Energy Portfolio Standard Act of 2004 (D.C. Law 15-340, D.C. Official Code §§ 34-1431-40), including § 34-1436(b) and (c)
- The Water Pollution Control Act of 1984, effective March 16, 1985, as amended, (D.C. Law 5-188; D.C. Official Code § 8-103.01 et seq.);
- Other applicable laws and regulations.

1.13 Conflicts between RFA and Applicable Law

If any requirement of this RFA conflicts with a provision of any applicable law, including a District or federal law or regulation, the applicable legal provision shall control.
SECTION 2. SUBMISSION OF APPLICATION

2.1 RFA Release Date

The release date of this RFA is 12/30/2016.

2.2 Obtaining a Copy of the RFA

A person may obtain a copy of this RFA at doee.dc.gov or by requesting a copy through any of the methods listed in Section 2.6. Please add to any note the heading “RE: RFA 2017-1708-USA.”

2.3 Applications: When, What, and Where

When: All applications must be received at the address below by 4:30 p.m. on 2/3/2017.

Applications will be dated and recorded as “received” pending review by DOEE for completeness. DOEE considers an application to be “filed” only if all the required materials are submitted. Late or incomplete applications will be considered received, not filed.

What: The contents of the Application are specified in Section 3. Each applicant must submit:

Five paper copies of the application; and

One electronic copy.

The Department will not receive faxed copies.

Where: The paper copies must be filed with DOEE at the following address:

District of Columbia Department of Energy and Environment

RFA – Grants
1200 First Street NE
5th Floor
Washington, DC 20002

Attn: RFA 2017-1708-USA

Email an electronic copy, formatted as a .pdf file, to: greenbuildingrfa.grants@dc.gov

Informational Session—A meeting/conference call and opportunity for questions and answers will be held on January 9, 2017 from 1 to 2pm. Call (877) 784-3995 and use participant code: 3127831#.
2.4 Award Announcement

DOEE expects to notify each Applicant in writing of its award status within six weeks after the application due date.

2.5 Updates and Questions and Answers (Q & A)

Additional information may become available before the application is due. It is the Applicant’s responsibility to stay up-to-date on the status and requirements of the grant for which it is applying.

DOEE welcomes questions seeking clarification of matters in this RFA. Questions about the RFA should be sent to greenbuildingrfa.grants@dc.gov with “RE: RFA 2017-1708-USA” in the subject line.

DOEE will publish updates and Questions and Answers (Q&A) regarding the RFA at doee.dc.gov. DOEE will also create an email list to send updates and information regarding the RFA. A person can be put on the email list by immediately emailing greenbuildingrfa.grants@dc.gov with the subject line “RE: RFA 2017-1708-USA – Add me to the email list.”

DOEE will provide the information to those on the email list at the same time the information is uploaded to the DOEE website. Paper copy updates will be available for pickup at DOEE’s offices by appointment. DOEE will not mail out updates or Q&A materials.

The cut-off date for receipt of any questions is one week prior to the application deadline.

2.6 DOEE Contacts

DOEE can be contacted about this RFA (use the RFA’s short name and number whenever possible) by:

(a) Emailing greenbuildingrfa.grants@dc.gov with “RE: RFA 2017-1708-USA" in the subject line;

(b) In person by making an appointment with (Molly Simpson at (202) 671-3041 and mention this RFA by name); or

(c) Write DOEE at 1200 First Street NE, 5th Floor, Washington, DC 20002, Attention: Molly Simpson RE: RFA 2017-1708-USA on the envelope.
SECTION 3. APPLICATION CONTENT

3.1 Format

Proposals should be formatted as follows:

(a) Use plain, white, 8 ½” x 11” recycled paper with one-inch margins.

(b) Applications should be double-sided to the extent possible;

(c) Limit each project description to 15 double-spaced pages. Budget tables, flowcharts, photographs, the work plan, and other supporting documentation may be attached in addition to the project description

(d) Staple the application in the top left-hand corner. Do not use a plastic cover or other form of binding.

3.2 Proposal Content

DOEE intends to fund a project that will benefit the environment, and, in particular, the environment of the District. The proposal should use the following format and explain, in increasing levels of detail, how the Applicant will accomplish this.

(Note: Before drafting the proposal, please read the project description very carefully to see if there are restrictions for the DOEE grant. For instance, certain activities might be required to take place in the District or the scoring might give extra points to labor sourced in the District.)

(a) Cover Sheet

Include a cover sheet in the format specified in Appendix 3.

(b) Project Summary

Provide a brief introduction (one or two paragraphs) that summarizes the proposal.

(c) Project Description

Present the quantifiable outputs and how to measure the project’s success. This will require identifying the target audience, explaining how the chosen methods will produce the outputs, and what resources must be expended to achieve the outputs identified. In presenting the project team and the budget, ensure that expenditures identified are those that the grant can reimburse.

(1) Purpose and Objectives
State how the project will benefit the environment and identify its targets or objectives.

(2) Target Audience

Identify the target audience and address how the project will engage the target audience. For instance, if the project has an educational component, describe who the target audience is (e.g., high school students, low-income residents, etc.), how the project will educate the target audience, and how educating this audience will benefit the environment.

(3) Project Outcomes, Outputs, and Activities

**Explain the expected project outcomes, the project outputs that will produce the outcomes, and the activities that make the outputs possible.**

*A project outcome* is a medium- to long-term result that occurs and/or continues after the project ends. Outcomes tend not to be quantified, because they are typically statements of relative conditions. For example, outcomes – not necessarily associated with this project – might include improved health of residents, an adequately sized riparian buffer, or increased public awareness of the effects of human activities on the health of the Chesapeake Bay.

*An output* is a short-term result achieved at the end of the project period. Outputs can and should be quantified. For example, an output might be described as providing watershed education to 100 students, installing 200 square feet of green roof and an informational sign, or cleaning two acres of land of invasive plants.

*Activities* are undertaken to achieve the outputs and outcomes. For example, if the project involves teachers, the proposal would explain how the Applicant will recruit the teachers, what the teachers will do, and if any experience or research supports the proposed use of teachers.

The proposal should connect the projected outcomes with the outputs, and the outputs, in turn, to the funded activities. This enables reviewers to evaluate what the proposed project will achieve if funded.

(4) Methods

Describe how the Applicant will use people and resources to accomplish the proposed activities.

(5) Measurement of Project Success

Provide quantifiable measurements. For example, a trash removal project might measure the pounds of trash removed, while a stormwater project might measure the amount of stormwater captured. Also, if there are key tasks in the project, the proposal should identify the milestones necessary to produce the stated outputs.
Present a project budget and budget narrative.

An example of a project budget table, with categories that DOEE examines, appears in Appendix 4. The narrative should explain each budget line item. The explanation should be thorough enough to allow a reviewer to understand why expenditure levels were chosen and how the line item amounts were derived. The narrative should list its principal assumptions - for example, “senior staff are paid $xx per hour times xx hours.”

The proposal may use the budget format in Appendix 4. If the Applicant’s own internal budget format is more detailed and covers each of the indicated line items, the Applicant may use its budget format. The budget must state the total cost of the project, even if the total exceeds the amount of the grant.

If the Applicant seeks an advance payment, it must request advance payment in its proposal and explain why an advance payment is requested. See Section 6.2.

Resources other than those being funded under the grant should appear in the column titled “Non-DOEE Match,” meaning the Applicant intends to provide the indicated resources (i.e., the “match,” and that the resources do not come from DOEE). Entries in this column would include both dollars and the value of the in-kind contributions. For example, in-kind contributions can include staff time, volunteer services, already-paid licensing fees, materials, supplies, and the use of equipment or real estate.

Volunteer hours provided to a grantee or sub-grantee must be valued at rates consistent with those the Applicant’s organization ordinarily pays for similar work, including salary and fringes. If the grantee or a sub-grantee does not have employees performing similar work, the rates must be valued the same as rates ordinarily paid by employers in the same labor market for similar work.

The Applicant must verify that all costs in the budget are allowable and verifiable (see the examples of allowable costs and non-allowable costs listed below). DOEE will require documentation for grant payments, and the entire grant will be subject to audit.

Typical allowable costs are:

1. Rental of office space, some vehicles, and some equipment;
2. Employee salaries and benefits;
3. Contractor labor, including professional services;
4. Accounting and bookkeeping services;
5. Communications, including telephone and data services;
6. Printing, reproduction, including signage;
7. Materials and supplies;
8. Computers and printers;
9. Small tools;
10. Some field equipment, typically below $5,000 in value;
11. Postage and shipping;
12. Necessary travel, meals and lodging; and
13. Insurance.

If the category or size of the expenditure is not obviously connected to the proposed project, the proposal should justify it. For example, a project to install a $100,000 trash trap should discuss how the particular equipment was identified and why the price is the best for the project.

Non-Allowable Costs include:

1. Most major equipment, like vehicles;
2. Lobbying, including salaries and overheads and out-of-pocket expenses;
3. Entertainment;
4. Interest payments on loans;
5. Most food; and

(a) Applicant.

(1) Organization.

Describe the organization’s history, mission, and current or past projects that demonstrate the organization’s capacity to achieve the project’s goals. This section should be limited to one page. To provide further information, the Applicant can reference its website or attach organizational brochure or resume.

(2) Key personnel.

Identify the key team members for the project and provide brief biographies or their resumes. The team members can be staff, volunteers or contractors.

(3) Past performance on District Grants/Contracts.

Identify District agencies from which the Applicant has received funding as a contractor, grantee, or partner in the past five years and provide specific information including:
• The grant(s) or contract(s) title;
• The District agency/agencies;
• The grant number(s), contract number(s), or other identifier(s);
• The amount(s) paid; and
• What was accomplished as a result of the funding(s).

Briefly describe any disputes, investigations, or audits related to any of these District grants or contracts, grants, or partnerships in the past five years.

(4) Partners.

Sometimes partnerships can improve the success of a project. These partnerships might be with government agencies, nongovernmental organizations (NGOs), companies, or individuals. If a partner is to be involved in the project, the Applicant must describe the partner’s involvement and resource commitments. The proposal must identify and attach a letter of support on the partner’s letterhead, signed by an authorized official if the partner is a government agency, NGO, or business entity.

In lieu of a letter, an Applicant may attach an email from the partner (or an authorized official if the partner is a government agency, NGO, or business entity) that states support of the project and identifies the partner’s name, address, website, and a contact name, telephone number, and email address.

For the following types of partners, provide the documentation indicated.

i. District of Columbia Public Schools

If the Applicant will work with the District of Columbia Public Schools (DCPS), it must include a letter of support from the principal of each school with which it will work, and, if available, from each participating teacher. Teachers and principals may send a joint letter.

ii. Property Owner

If the Applicant will work on public land, it must submit a letter of support from the managing agency. Similarly, if the Applicant is to work on private land, it must submit a letter of support from each property owner. If the project includes construction or installation, the letter must acknowledge that the property owner will be responsible (either directly or through an agreement with another entity) for project maintenance.

iii. Partnering Organization

If the Applicant has identified a project partner, it must include a letter of intent from the collaborating organization/s, agreeing to participate in the proposed project. The letter should
demonstrate that the partnering organization understands the project presented for funding and the activities and/or services that the partner will provide.

iv. National Park Service

Projects that would be carried out on National Park Service (NPS) property will require NPS permission. Sometimes the paperwork supporting such permission takes extra time to complete. DOEE will accept more informal statements generated by responsible NPS officials, including emails.

3.3 Work Plan

The application must include a proposed work plan that describes the timeline for project implementation.

3.4 Required Documents

Each of the following documents must be filed as part of the proposal package. If the document is not in this filing, DOEE may classify the grant application as “received” but not “filed,” as specified in Section 2.3. However, if a government agency must issue a required document, and the Applicant has requested the document but not received it, DOEE may accept a copy of the Applicant’s request to the agency for the purpose of deeming the Application “filed.”

(a) Certificate of Good Standing

Each Applicant must submit a current Certificate of Good Standing from the District Department of Consumer and Regulatory Affairs.

(b) Promises, Certifications, and Assurances

Each Applicant must sign and submit the “Promises, Certifications and Assurances” (“PCA”) in Appendix 2. Signing the PCA is a condition of eligibility for this grant. If the Applicant is not prepared to sign the PCA, it should not apply for a grant. Compliance with the promises, certifications, and assurances in the PCA is a continuing condition of eligibility for this grant.

The PCA must be signed by the Applicant or, if the Applicant is an organization, by a duly authorized officer of the organization.

The PCA also includes a sworn statement verifying that the Applicant is not in arrears (i.e. is “current”) on all obligations outstanding to the District, including all District agencies. The Applicant must be “current” as of the date of the application and the date of a grant award. DOEE requires, as a condition of continuing eligibility, that a grantee stay current on such obligations during the period of the grant.

14
(c) IRS W-9 Tax Form

The Applicant must submit a current completed W-9 form prepared for the U.S. Internal Revenue Service (IRS). DOE defines “current” to mean that the document was completed within the same calendar year as that of the application date.

(d) Tax Exemption Affirmation Letter

The tax exemption affirmation letter is the IRS’s determination letter of non-profit status. If this letter is not available, then the Applicant should provide its most recent IRS Form 990 tax return, if one was submitted. If no return has yet been filed, the organization can submit its application for tax-exempt status. If the group has a supporting organization with an IRS tax-exempt status determination, then that organization’s tax exemption affirmation letter should also be submitted.

If there is no IRS tax exemption affirmation letter because the organization is a religious organization, then the Applicant may submit the best evidence it can of its status. Examples of potential best evidence for this purpose include, but are not limited to (i) a letter from the leader of the organization verifying that the organization is a religious group; (ii) a letter from the group’s board chair or similar official, verifying that the organization is a religious group; (iii) the Applicant’s most recently submitted state sales or other tax exemption form, if it exists (Form 164 in the District of Columbia); or (iv) the state’s issued tax exemption certificate or card, if it exists. (See IRS publication no. 1828, Tax Guide for Churches and Religious Organizations.)

(e) Applicant’s Current Fiscal Year Budget

The Applicant must submit its full budget, including projected income, for the current fiscal year, using a format at least as detailed as that presented in Appendix 4. Also, the Applicant should submit a comparison of budgeted versus actual income and expenses of the fiscal year to date.

(f) Applicant’s Financial Statements

If the Applicant has undergone an audit or financial review, it must provide the most recent audited financial statements or reviews. If audited financial statements or reviews are not available, the Applicant must provide its most recent complete year’s unaudited financial statements.

(g) Separation of Duties Policy

The Applicant must state how the organization separates financial transactions and duties among people within the organization in order to prevent fraud or waste. This may be a statement that already exists as a formal policy of the organization, or the Applicant may create the statement for purposes of the application. The applicant should state which of these situations apply.
This statement should:

- Describe how financial transactions are handled and recorded;
- Provide the names and titles of personnel involved in handling money;
- Identify how many signatures the financial institution(s) require on the organization’s checks and withdrawal slips; and,
- Address other limits on staff and board members’ handling of the organization’s money.

(h) System for Award Management (SAM) with federal government

If a project within this RFA is funded wholly or partially by federal funding sources, applicants for that project must be registered in the System for Award Management at www.sam.gov and provide evidence of this registration as part of its application package to DOEE.

SECTION 4. Review Panel and Application Scoring

4.1 Review Panel

This is a competitive grant. The review panel for the RFA will be composed of individuals with knowledge in the areas directly related to the RFA. The review panel will review, score and rank each Applicant’s proposal.

The panel will recommend the top scorer for award of the grant.

Review panels vary in size, but typically are made up of three to five people. At least two members of the review panel will be from DOEE staff. Whenever practicable, each panel will include at least one person from outside of DOEE.

4.2 Scoring Criteria

The reviewers score each proposal according to a list of criteria and their available points. The scoring of each application is based on a 100-point scale. The criteria and the points appear in the RFA’s description of each grant opportunity. The Applicant should read this list carefully, ensuring that the proposal addresses each of the criteria.

Preferences may be awarded for points independent of the 100-point scale. An Applicant with an address in the District at the time of the application will be awarded a residency preference of 5 (five) points. If the Applicant does not have an address in the District, but the application includes a District-based partner, five (5) points will be awarded. The residency preference will be afforded as follows:

1. The preference points will be added to any points awarded to the Applicant on the 100-point scale used to rank qualified applications to each project.
2. Preference candidates will be selected ahead of equally scoring, non-preference candidates.

Some grants require matching funds or other matching resources. Some grants do not require matches, but do allot points for scoring. Matches can be provided with resources of value to the proposed project, as discussed above in the section on budget. The Applicant should read the grant description carefully to determine if a match is required or allot points.

*See section 7 for detailed scoring criteria for this solicitation.*

**SECTION 5. GRANTEE DOCUMENT REQUIREMENTS**

5.1 Submissions If Applicant Will Receive the Grant

Upon acceptance of a grant award, the Grantee must provide the following documents.

(a) **Certificate of Insurance**

The Grantee shall submit a certificate of insurance giving evidence of the required coverage outlined in Appendix 1, General Terms and Conditions. DOEE will presume that the budget covers the cost of this required insurance and will not later adjust the grant award for this amount.

(b) **Assurance of Continued Truth and Accuracy**

The Grantee shall reaffirm upon acceptance of the grant award that the statements it signed in support of its application are still true and correct, or, if not, what has changed. See also Section 1.6.
SECTION 6. FILING REQUIREMENTS GENERAL PROVISIONS

6.1 Reporting Requirements

The grantee must submit the following reports as a condition of continuing eligibility for funding.

(a) Quarterly Status Reports

DOEE will provide a quarterly status report template with the grant award. These reports, which discuss grant activities for the preceding quarter, will be due on each of the following dates.

- Quarter 1 (January - March): April 15
- Quarter 2 (April - June): July 15
- Quarter 3 (July - September): October 15
- Quarter 4 (October - December): January 15

If a report’s due date falls on a weekend or District holiday, the report will be due the next business day.

The report must detail: actions taken in the quarter preceding the report date, highlight outputs achieved, provide a financial update, and describe unforeseen changes to project timetable, staffing, or partnerships, as well as any other changes that may affect project outcomes.

(b) Final Report

DOEE will provide a final report template with the grant award. This report includes quantification by the grantee of the project’s outputs and describes the extent to which project outcomes met or will meet the objectives of the funded proposal. The template requires submission of data and analysis of the data.

6.2 Reimbursement of Project Expenditures and Disbursement of Funds

DOEE will not reimburse the Grantee for any work undertaken before DOEE notifies the recipient of the final award of the grant.

DOEE will reimburse the Grantee only for expenditures incurred to perform work under the grant. In limited cases, DOEE may advance funds at the beginning of the grant period for good cause approved by DOEE at its sole discretion. If the Applicant seeks an advance payment, it must request such payment in its proposal and explain why an advance payment is being requested.

DOEE operates on the District’s fiscal year, which starts October 1 of a calendar year and ends September 30 of the next calendar year. The grantee may submit a reimbursement request or an
invoice at any time during the fiscal year for work performed within that same fiscal year. Each request/invoice must include supporting documentation.

Reimbursements will be mailed to the address on file for the grantee. DOEE may make electronic payments in lieu of mailing checks. DOEE generally pays grant invoices 30 days after DOEE receives them.

DOEE will withhold the final 10% invoiced under a grant until all required activities have been completed, including receipt of the final report.
SECTION 7. PROJECTS PROPOSED FOR GRANT FUNDING

7.1 Summary: Project Title and Available Funds

Project Name
Green Building Case Studies and Historic Preservation Guidelines

Introduction
The Sustainable DC Plan—which intends for the District to be the healthiest, greenest, and most livable city in the United States in one generation—sets high-performance goals for the city that can only be achieved by investing and re-thinking the strategy with which we approach the built environment. Re-thinking our approach to existing buildings is particularly important given that 74% of greenhouse gas emissions in the District come from buildings. By 2032, Sustainable DC aims to: achieve a city-wide reduction in both energy use and greenhouse gas emissions by 50%, increase the use of renewable energy so that it constitutes 50% of the city’s energy usage, meet net-zero energy standards for new construction and major renovation projects, and decrease total water usage by 40%.

The District is a leader in green building, with the most LEED and ENERGY STAR certified buildings and square footage on a per capita basis among major U.S. cities. This is, in large part, due to the Green Building Act (2006) and DC Green Construction Code (2013). To meet the ambitious goals and targets established in Sustainable DC, future construction and renovation of existing buildings will need to exceed these baseline requirements. The Net Zero and Living Building Challenge Financial Study: A Cost Comparison Report for Buildings in the District of Columbia, commissioned through a grant by the Department of Energy & Environment (DOEE), demonstrated the financial feasibility of building deep green buildings in the District.

As we continue to build a successful green building program, DOEE is interested in building a stronger business case for deep green building through highlighting best-in-class examples. DOEE is also interested in providing sustainability guidance and resources for an important segment of the existing building sector—historic structures.

Through this grant DOEE is interested in overcoming the challenges outlined above through the creation of two primary outputs. First, the grantee will examine the overall building stock of the District, creating a collection of case studies with specific financial information that demonstrates the value proposition for developing, renovating, and operating high-performance buildings in the District. Second, the grantee will develop guidelines and resources for the preservation of historic properties.

Project Period
The project period begins on the date of the award letter and must be completed—with all report(s) filed—by September 30, 2017. This period can be extended and additional funding provided, depending upon the performance of the grantee and the availability of funds.
Available Funding
DOEE expects to make an award to a single grantee for the funding amount available.

7.2 Project Description
This grant is intended to enhance the city’s existing green building program and generate two primary outputs that will advance the goals and targets of Sustainable DC: 1) green building case studies, and 2) green building historic preservation guidelines. While the performance period and project budget are fixed, DOEE may find it necessary to extend the time or funding to accommodate unanticipated factors. All work should be summarized in a final report, delivered to DOEE as a PowerPoint presentation, for use by DOEE.

Green Building Case Studies
The applicant must provide evidence of their ability to develop case studies that demonstrate the real world incremental costs of building deep green new construction and renovations in the District of Columbia for a range of property types including commercial, mixed use, large multifamily, small multifamily and single family residential green buildings. The grantee will propose the buildings which will be highlighted in the case studies. The case studies should include financial analysis of the construction cost, operational savings, and value proposition for developing and operating green buildings. Each case study should be delivered as a stand-alone PDF. DOEE should be able to integrate each with a web-based platform, potentially with the DOEE website, the of the Department of Consumer and Regulatory Affairs (DCRA) website, and the Sustainable DC website. For examples of a web-based case study platform, see: http://casestudies.uli.org/ and https://buildingdata.energy.gov/

In addition, the applicant should demonstrate the ability of participating personnel to develop a report for commercial and multifamily properties, and the financial value proposition for owning and operating green buildings and highlight co-benefits including lower vacancy rates and improved cash-flows.

Green Building Historic Preservation Guidelines and Tools
The applicant should demonstrate their ability to develop guidelines and resources for a spectrum of typical building types including historic landmarks in the District. The guidelines and their related materials should serve as a national model for promoting sustainability through historic preservation. The guidelines should consider that the District has more than 500 historic landmarks and historic districts, containing more than 23,000 historic buildings. The propose of the guidelines is to clear the path for implementation of high-performance green building retrofits to the District’s historic building stock in a manner that does not adversely impact the historic character of the District’s unique heritage, including the buildings, properties and streetscapes. The applicant should propose retrofits that will ultimately deliver high-performance, sustainable, historic properties that would be not only code-compliant but also seek to achieve the net-zero energy and other sustainability goals of the District.

1. The historic preservation guidelines: Guidelines will provide achievable results and strategies with input from District agencies, with DOEE’s coordination: DOEE, the
Department of Consumer and Regulatory Affairs (DCRA) and the Office of Planning’s (OP) Historic Preservation Office. The guidelines will provide strategies that will comply with the District’s construction codes and building regulations, and provide strategies that would allow historic properties to exceed code minimums and incorporate modern technology for utility efficiency and on-site generation. The applicant should demonstrate the ability to produce the guidelines.

The guidelines should describe to owners and developers of historic properties a step-by-step process, including property assessment, scoping and design, construction, and operations and maintenance. The guidelines may address: window replacement recommendations; air sealing details; lists of appropriate materials; trim details; floor preservation; and other historic preservation details/requirements.

2. As an adjunct to the guidelines: Tools, tailored to meet the needs of the District. These will serve as outreach materials. They could include a guide for developers, and training materials for other professionals. These tools will educate historic preservationists, historic buildings owners/developers and the broader community about high-performance green retrofits.

3. Recommendations report to DOEE: A report that should include a survey of national best practices and funding opportunities. The applicant should provide evidence of experience in developing complementary reports that could identify policy interventions and incentives to aid in green retrofits of historic buildings.

The applicant should identify their team approach, involving subject matter experts across multiple disciplines who are equipped to accomplish the project within the proposed budget and timeframe. In the case of applications that include multiple organizations, one lead applicant should be identified as responsible for submitting the application and managing the project during the award period. Applications that include a team with members from different entities must submit letters of commitment from each member entity.
7.3 Project Outcomes, Outputs, and Deliverables

DOEE will fund a grantee that can deliver the following outcomes, outputs, and deliverables by the end of the grant period:

Project Outcomes
1. A clear value proposition for green building development and operation in the District, ultimately resulting in new developments and building retrofits that reduce energy and water consumption.
2. Advance energy, water, and net-zero targets established in the Sustainable DC Plan for historic structures.
3. Increase awareness about high-performance buildings for owners and operators in the District.

Project Outputs
1. A project work plan outlining the schedule. Development of this plan will be a collaborative effort between DOEE and the grantee. This plan must be delivered to DOEE for approval before work can begin.
2. Biweekly status reports discussing actions taken, progress and next steps. (DOEE will accept written, telephone, or in-person reports).
3. Green building case studies, inclusive of the following:
   a. Development of a case study template for both print and web integration with existing government (DOEE/DCRA) and Sustainable DC websites.
   b. Delivery of a minimum of five (5) green building case studies for a range of project types. DOEE wants to see at least the following types of buildings represented: commercial, mixed use, large multifamily, small multifamily and single family residential green buildings. These case studies should include a financial analysis of the construction cost and operational savings. They should showcase the value proposition for developing and operating green buildings in the District.
   c. A report specifically for multifamily and commercial buildings demonstrating the financial value proposition for operating green buildings in the District.
4. Green building historic preservation guidelines and accompanying tools, inclusive of the following:
   a. Green building historic preservation guidelines tailored for common building types in the District.
   b. A report recommending policy interventions and incentives, along with supporting financial analysis, to aid in greening of historic buildings.
   c. Communication and outreach tools to promote the green building historic building guidelines.
5. Hard copies and electronic files of all materials.
6. Presentation of final recommendations for further program development and implementation in both a narrative report and a PowerPoint presentation for public outreach.
Proposal Scoring

All proposals will be scored according to the criteria below. District-based businesses will be awarded five preference points, referred to in section 4.2 of this document.

<table>
<thead>
<tr>
<th>Scoring Criteria</th>
<th>Points</th>
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<tbody>
<tr>
<td>Demonstrates the applicant’s substantial knowledge of, and experience with,</td>
<td>20</td>
</tr>
<tr>
<td>innovative, deep green design and construction strategies, and net zero energy</td>
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<tr>
<td>buildings</td>
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<tr>
<td>Demonstrates the applicant’s substantial knowledge of and experience in real</td>
<td>20</td>
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<tr>
<td>estate finance, architectural design, cost evaluation, construction cost, life-cycle cost analysis and valuation using the hedonic pricing method.</td>
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<tr>
<td>Demonstrates the applicant’s substantial knowledge of and experience in historic</td>
<td>15</td>
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<td>preservation, as well as the character-defining historic features of the District, its neighborhoods and overlays</td>
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<tr>
<td>Presents a clear and feasible plan for accomplishing project requirements and</td>
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<tr>
<td>demonstrates that the applicant has the personnel in place to carry out a project</td>
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<tr>
<td>with this level of complexity</td>
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<td>Demonstrates the applicant’s substantial knowledge of, and experience with, DC</td>
<td>10</td>
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<tr>
<td>green building regulations and codes</td>
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<td>Demonstrates great expertise in professional copy-editing, professional quality</td>
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<td>graphic design, and the creation of graphically cohesive brand identities and</td>
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<td>user-friendly print and web-based deliverables</td>
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<td>Presents an adequate and reasonable budget and justification for the funds</td>
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<tr>
<td>requested</td>
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<tr>
<td>Additional points: Pursuant to Section 4.2, preference points will be granted to</td>
<td>5</td>
</tr>
<tr>
<td>an applicant with an active District-based business or District-based partner.</td>
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APPENDICES

Appendix 1 – General Terms and Conditions
Appendix 2 – Promises, Certifications, and Assurances
Appendix 3 – Cover Sheet
Appendix 4 – Example of Grant Budget