

District of Columbia  
Department of Energy and Environment



**NOTICE OF FUNDING AVAILABILITY  
AND  
REQUEST FOR APPLICATIONS (RFA)**

Green Building Innovation Assistance Grants  
(Short name: Green Building Grants)  
RFA # 2022-2205-USA

**Publication Date:** 1/21/2022

**Application Deadline:** 2/23/2022 at 11:59 p.m.

Government of the District of Columbia  
Department of Energy and Environment  
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## **SECTION 1. GENERAL INFORMATION**

### **1.1 Introduction**

The Department of Energy and Environment (DOEE) solicits grant applications from eligible entities (called “Applicant” or “Applicants”). The goal of this Request for Applications (RFA) is to (1) reduce the environmental impacts of the built environment in the District, and (2) increase industry knowledge and capacity to design, construct, and operate high-performing buildings. To further its goals, DOEE solicits applications from eligible entities that intend to pursue innovative green building strategies.

DOEE intends these grants to help expand the capacity of both the applicant and the industry to successfully and cost-effectively develop and operate high-performance buildings and implement innovative green building strategies. DOEE expects grant projects to serve as valuable case studies for stakeholders looking to explore similar strategies. DOEE also expects to use findings from these grants to identify market gaps, challenges, and opportunities. This information may influence future policies, programs, and codes.

Throughout this RFA the term “building project” will be used to refer to new construction or an existing building project. Buildings that are physically or functionally connected may be considered one building project. The term “Project,” with a capital “P,” will be used to refer to the applicant’s proposed grant project.

The total available funding for these Green Building Innovation Assistance grants is \$175,000. DOEE intends to award grants to multiple applicants, in varying amounts. The URBAN SUSTAINABILITY ADMINISTRATION (USA) of DOEE will administer this RFA.

### **1.2 Purpose of the Grant**

These grants are intended to fund the pursuit of innovative green building strategies in District building projects. There are two purposes for these grants. First, the grants should benefit the applicants by helping to inform decisions for their building projects and generally improve their approaches to sustainability. Second, the grant should benefit the design and construction industries by helping to advance green building practices and knowledge.

### **1.3 Source of Funds**

The sources of funds for the grant are: Green Building Funds and Renewable Energy Development Funds.

### **1.4 Competition for a Grant**

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 most responsive application/s will be recommended for a grant.

Specifically, an award 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 more than one application with different projects. If an Applicant responds with 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:

Project Name	Project Amount
Green Building Innovation Assistance Grants	\$175,000

### 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 material conditions stated in its application. Ineligible applicants or applications will not be considered for review.

A material condition can be an eligibility condition or it can be some other condition that a reasonable DOEE evaluator would conclude is necessary to the Applicant's carrying out the proposed project.

For instance, an Applicant's nonprofit status was a condition of eligibility and the Applicant lost its nonprofit tax status. That would be a material change in condition, and would require immediate communication. Another example: Applicant's ability to fulfill the terms of the grant is based on the availability of skilled staff. DOEE awards the grant, and then these staff leave. The Applicant must immediately inform DOEE, and follow up in writing.

## 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 expenditures. Grant funds related to work performed will be provided on a reimbursement basis, except that, in limited circumstances, an advance of funds may be provided for grant administration expenses in limited circumstances for good cause approved by DOEE at its sole discretion. (*See* Parts 3.2(6)(A), 6.2; Appendix 1 Paragraph 10.g)

## 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 COVID-19 Vaccination Certification Requirement

The grantee(s) selected in response to this Request for Applications is/are required to comply with Mayor's Order 2021-099, COVID-19 Vaccination Certification Requirement for District Government Employees, Contractors, Interns, and Grantees, dated August 10, 2021, and all substantially similar vaccine requirements including any modifications to this Order, unless and until they are rescinded or superseded.

## 1.11 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 appearing in Appendix 1.

### 1.12 RFA Conditions - Promises, Certifications, Assertions, and Assurances

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

### 1.13 DOE’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.*);
- The District Department of the Environment Establishment Act of 2005, effective February 15, 2006, as amended, (D.C. Law 16-51, D.C. Official Code § 8-151.01 *et seq.*);
- The Comprehensive Stormwater Management Enhancement Amendment Act of 2008, effective March 25, 2009, (D.C. Law 17-371; D.C. Official Code § 8-152.01 *et seq.*); and
- Other applicable laws and regulations.

### 1.14 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 1/21/2022.

### 2.2 Additional RFA Information

This RFA is issued on DOEE's website at <https://doee.dc.gov/page/grants-and-other-funding>.

The contact person for this RFA is Connor Rattey.

### 2.3 Applications: When and Where

**When:** All applications must be received at the email address below by 11:59 p.m. on 2/23/2022

An application 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. A late or incomplete application will be considered received, not filed.

**What:** The contents of the Application are specified in Section 3. Each applicant must submit one electronic copy (e-mail) to [greenbuildingrfa.grants@dc.gov](mailto:greenbuildingrfa.grants@dc.gov) formatted as a .pdf.

DOEE will not receive faxed copies.

### 2.4 Award Announcement

DOEE expects to notify each Applicant in writing of its award status within six to twelve 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](mailto:greenbuildingrfa.grants@dc.gov) with "RE: RFA 2022-2205-USA" in the subject line.

DOEE will publish updates and Questions and Answers (Q&A) regarding the RFA at [doee.dc.gov](https://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](mailto:greenbuildingrfa.grants@dc.gov) with the subject line "RE: RFA 2022-2205-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. DOEE will not mail out updates or Q&A materials.

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

DOEE will host a virtual pre-application information session on WebEx on Wednesday, February 9, 2022, from 1-2pm EST. Details about the session will be posted on this RFA's webpage on the Department's website, <https://doee.dc.gov/page/grants-and-other-funding>. **Attendance is not required.**

## SECTION 3. APPLICATION CONTENT

### 3.1 Format

An application must be formatted as follows:

- (a) When printed the application would appear on 8 ½" x 11" paper with one-inch margins;
- (b) Limit each project description to 10 double-spaced pages. Budget tables, flowcharts, photographs, the work plan, and other supporting documentation may be attached in addition to the project description; and
- (c) Scan the document and all of the attachments as one file.

### 3.2 Application Content

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

(Note: Before drafting the application, 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. Make certain that the funding amount requested on the cover sheet matches total amount requested in your budget and budget narrative.

#### **(b) Project Summary**

Provide a brief one paragraph summary that explains the project. Please place the summary on the cover page (see Appendix 3). DOEE will not count this cover page as part of the 10-page application limit.

#### **(c) Project Description**

Organize the Application's 10-page section of your application in sections that follow the order of the criteria of the scoring box of Section 7. The review panel will seek an explanation of the following as they evaluate your application:

- (1) Goals and Objectives

State how: (a) this project will benefit the environmental goal(s) described in Section 7, and (b) the goal(s) this project will advance. Typically a goal is long-term and diffuse. An objective is specific, and it will be discrete and identifiable. A project with one goal may have more than one objective. For example: The goal of a grant might be clean District rivers. Objectives of the application might be: implement a citywide recycling campaign; install trash traps.

## (2) Target Audience

Identify the target audience. Whom will this project engage? Whom will this project benefit and how?

## (3) Project Activities, Outputs, and Outcomes

Connect the funded activities to quantifiable outputs that produce desired outcomes. DOEE prefers projects that present quantifiable measures. This will show how the project will advance the goal(s) and meet the objective(s). This enables reviewers to evaluate what the proposed project will achieve if funded.

**Activities** describe how the objectives will be accomplished. A description of activities may include quantity, frequency, duration, and location. For example: “20 community members will participate in a single two-hour-long workshop. There will be a total of 10 workshops. The workshops will take place at community centers in the evening after typical workday hours.”

An **output** is a short-term quantifiable result that one or more activities achieve. DOEE will measure the outputs in order to determine if the grantee successfully implements the activities. For example: “At the end of the project period, 10 recycling workshops will be held, 200 community members will attend the workshops, and 25 social media posts will appear featuring information about recycling.”

A **project outcome** can be a short, medium, or long-term result. It can occur and/or continue during the project and after the project ends. It can be general in nature; or it can be quantifiable. A project can present multiple outcomes. Even if not quantifiable, DOEE may look for an outcome to show that the project is making progress toward achieving a goal.

For example: After several recycling workshops, this project will yield: (a) the Anacostia River will show substantially fewer floating recyclables by next spring, and (b) 60 % of workshop participants will increase their knowledge about where and what to recycle.

## (4) Project Budget

You must submit a numeric budget and a separate budget narrative as part of your application package. For the numeric budget, DOEE strongly urges Applicants to use the budget template format provided (Appendix 4).

The budget narrative must explain and justify every line item in the numeric budget. 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. For example: “Personnel will be paid \$xx per hour times xx hours.”

The budget will be the basis for DOEE’s later evaluation of the project and payment requests. DOEE will require documentation for grant payments, and the entire grant will be subject to audit.

i. DOEE’s standard policy on reimbursements vs. advances

In the overwhelming majority of cases, DOEE’s policy is to reimburse supported, approved, and allowable expenses. If the Applicant seeks an advance payment, it must request advance payment in its application and explain why an advance payment is requested. (*See* Parts 1.8, and 6.2; Appendix 1Section 10.g)

ii. Grantee matches and other contributions

Resources provided by the applicant 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 could 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.

iii. Allowable and non-allowed expenditures

The Applicant must show that all costs in the budget are allowable. 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.

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
6. Land purchases.

iv. Applicant's indirect costs calculation

An Applicant may include its indirect costs in its budget calculation. (*See the Nonprofit Fair Compensation Act of 2020, DC Act 23-565 [effective March 2021]*) This may be done through use of a cost rate. In budget backup materials the Applicant should identify the basis for the calculation, addressing one of the following bases that District law permits it to choose:

1. Its current, unexpired, federal Negotiated Indirect Cost Rate Agreement (NICRA) rate, a negotiated rate with the federal government;

OR

2. One of the following methods:
  - a. 10% of the grant's direct costs;
  - b. A new negotiated rate with DOEE;
  - c. The same indirect rate that it has used with any District agency in the past 2 years; or
  - d. An independent Certified Public Account's (CPA) calculated rate using federal Office of Management and Budget (OMB) guidelines

(The cited statute required DOEE to provide for at least one of these listed methods. However, the statute excludes the following from the requirement: foundation; hospital; university; college.) If the Applicant proposes to use the services of a *nonprofit* subgrantee or contractor, it must propose to apply the same indirect cost rate to that entity's services. (See Appendix 1. General Terms & Conditions, Paragraph 15.f)

Federal rules always control for federal funding. For federal funding that passes through the District to the grantee, the indirect cost rate must be consistent with federal regulation 2 CFR 200.331 or its successor.

**(d) Applicant**

**(1) Organization**

Describe the named Applicant's history, mission, and current or past projects that demonstrate the organization's capacity to achieve the project's goals. The Applicant can reference its website or attach an 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, subgrantees, 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. This should be included as a separate attachment and is not counted toward the 10 page narrative limit. Provide specific information including:

1. The grant(s) or contract(s) title;
2. The District agency/agencies;
3. The grant number(s), contract number(s), or other identifier(s);
4. The amount(s) paid; and
5. What was accomplished as a result of the funding(s).

Briefly describe each dispute, investigation, and/or audit, if any, related to any of these District grants or contracts, grants, or partnerships in the past five years.

(4) Partners

DOEE awards a grant to one entity. When that entity is a legal corporation or partnership, DOEE would award to that entity. Sometimes a "partnership" is informal, just a working arrangement. The "partners" may have decided that multiple participants can improve the success of a project. Such a partnership might be between a government agency, nongovernmental organization (NGO), company, or an individual. One of these "partners" would be the Applicant.

If one or more partners are to be involved in the project, the Applicant must describe each partner's involvement and resource commitments. The partnering organization should attach a letter of support. If the letter is a hard copy letter, or scanned, the document should be written on the partner's letterhead, and signed by its authorized official. If the letter is an email, the email should clearly identify the writer and position, the partner, its mailing address, website, and an official's 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 an official of 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

Include a letter of intent from the collaborating organization(s) stating that it agrees to participate in the proposed project, describing the partner's involvement and resource commitments, and explaining the activities and/or services the partner will provide. 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. Under the grant terms and conditions, grant-related work or activity that is contracted, subcontracted or subgranted must be in compliance with applicable District laws, including business licensing requirements and documentation of a claimed tax exempt status.

#### iv. National Park Service - Exception

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 an email statement of intent.

### 3.3 Work Plan

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

### 3.4 Required Documents

Each of the following documents must be filed as part of the application 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 written 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. DOEE requires that the submitted Certificate of Good Standing reflect a date within a six-month period immediately preceding the application's submission.

**(b) Certificate of Clean Hands**

The Grantee shall submit a validated Certificate of Clean Hands (CCH) from the DC Office of Tax and Revenue. The CCH can be obtained through [MyTax.DC.gov](https://mytax.dc.gov)

**(c) Promises, Certifications, Assertions, and Assurances**

Each Applicant must sign and submit the "Promises, Certifications, Assertions, 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.

**(d) IRS W-9 Tax Form**

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

**(e) Tax Exemption Affirmation Letter**

If the Applicant claims it is a nonprofit organization, the Applicant must prove its nonprofit status. The tax exemption affirmation letter should be provided. It 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 is 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.*)

**(f) 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.

**(g) 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.

**(h) 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:

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

**(i) System for Award Management (SAM) with Federal Government**

The Applicant must be registered in the System for Award Management at [www.sam.gov](http://www.sam.gov) and provide evidence of this registration as part of its application package to DOEE.

**(j) Indirect Costs Rate Documentation**

If the Applicant seeks a 10% indirect costs rate in its proposed budget, no special documentation is required. However, for another rate, include one of the following documents with the application:

1. Unexpired Federally Negotiated Indirect Cost Rate Agreement (NICRA);
2. DOE negotiated agreement;
3. A letter from a District government agency, dated within the last two years stating the negotiated indirect cost rate; or
4. A letter from an independent CPA certifying the indirect cost rate was determined by the nonprofit organization's audited financial statements following OMB Uniform Guidance.

#### **(k) Certified Business Enterprise Certificate**

For grants funded by the Renewable Energy Development Fund, if the Applicant wants to qualify as a Certified Business Enterprise (CBE), the Applicant must submit a current District CBE certificate.

### **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 application.

The panel will recommend the most responsive application for award of the grant.

Review panels vary in size, but typically are made up of three to five people. Review panel members can be from DOE staff or outside of DOE, as long as they do not have a conflict of interest.

#### **4.2 Scoring Criteria**

The reviewers score each application according to a list of criteria and the points available for each criterion. See Section 7.

The Applicant should read the grant description carefully to determine if matching funds or resources are required, or benefit from preference points.

### **SECTION 5. GRANTEE DOCUMENT REQUIREMENTS**

#### **5.1 Submissions if Applicant Will Receive the Grant**

Upon acceptance of DOEE's award of the grant, 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. *See* Appendix 1, General Terms and Conditions Section 29. Insurance, and Appendix 6. Insurance. Ordinarily 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**

Upon receiving DOEE's Grant Award Notice the Grantee must notify DOEE of any changes that may have occurred to its organization since the time of submission of its original application. This obligation continues through the grant period. *See also* Section 1.11. RFA Conditions - Promises, Certifications, Assertions, and Assurances.

**SECTION 6. REPORTING, PAYMENT, and OTHER 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 Notice. 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 Notice. 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 application. The template requires submission of data and analysis of the data.

## 6.2 Reimbursement of Project Expenditures, Advances, and Disbursement of Funds

DOEE will not reimburse the grantee for any work undertaken before DOEE awards the grant.

DOEE will reimburse the grantee only for expenditures incurred to perform work under the grant. Ordinarily DOEE pays out grant funds as reimbursements. Advances are exceptions; not the rule. 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 application** and explain why an advance payment is being requested. (*See* Parts 1.8, 3.2(c)(6)(A); Appendix 1 Section 10.g)

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. Ordinarily, there is no requirement for weekly or monthly invoicing. The grantee should submit each reimbursement request/invoice 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 timely, approved, supported grant invoices within 30 days after DOEE receives them.

DOEE may withhold up to the final 10% of a grant until all required activities have been completed, including receipt of the final report. The grantee should treat the prospect of such withholding as likely.

## SECTION 7. PROJECTS PROPOSED FOR GRANT FUNDING

### 7.1 Summary: Project Name, Period, and Available Funds

#### **Project Name**

Green Building Innovation Assistance Grants

#### **Introduction**

The Mayor has pledged to make Washington DC carbon neutral and climate resilient by 2050 and has recommitted to honoring the goals of the [Paris Climate Accord](#). In addition, the District's [Sustainable DC 2.0](#) plan outlines a commitment to making the District the healthiest, greenest, and most livable city in the United States by the year 2032. Specific goals in the plan include the following:

- 50% reduction of per capita energy consumption
- 50% of District-wide energy from renewable energy sources
- 50% reduction of District-wide greenhouse gas (GHG) emissions

The [Clean Energy DC](#) plan is the District's roadmap for cutting GHG emissions by 50% by 2032. It identifies what actions need to be taken between now and 2032 in our buildings, our energy infrastructure, and our transportation system.

In order to help achieve the District's ambitious goals, DOEE offers grants to assist building projects committed to improving performance and reducing environmental impact.

Throughout the Project period and upon completion, DOEE will gather information from the grantee on the strategies employed, in order to document success and help drive market transformation in the District.

Each applicant is encouraged to review case studies of previous grant projects, available at <https://doee.dc.gov/node/1144081>.

DOEE has a total of \$175,000 available. Of this funding, \$75,000 is available only to fund renewable energy storage projects. DOEE may allocate grant funds to more than one project or applicant.

#### **Project Period**

The initial project period is from the date of grant through September 30, 2022. While the activities funded by this grant must be completed within the project period, the building construction does not need to be completed within the project period.

DOEE may extend a grant based on the availability of funds, DOEE's assessment of the quality of the grantee's performance, and DOEE's view of the District's needs.

### **Available Funding**

Available funding is \$175,000. Awards to multiple applicants are possible, reducing the available amount for any one grant. DOEE may fund more than one applicant. Additional funding may be provided, at DOEE's sole discretion, depending upon DOEE's assessment of a grantee's performance, DOEE's view of the District's needs, and the availability of funds.

### **7.2 Project Description**

DOEE is seeking applicants to analyze, design, and implement innovative green building strategies to reduce the environmental impacts and improve the performance of new and existing buildings in the District. DOEE intends to fund applicants across five different elements of high-performance building design (referred to here as "Approaches," with a capital "A," in this RFA).

A fundable project must address one or more of the following Approaches:

1. Net-zero energy;
2. Building electrification;
3. Renewable energy storage;
4. Embodied carbon reduction; and
5. Deconstruction and reuse.

The Approaches are described, in detail below. Each Approach, if broadly adopted, offers unique opportunities to transform the building industry in the District and to reduce the District's operational and embodied greenhouse gas emissions and other negative environmental impacts.

Each application should identify one building project and may propose one or more Approaches for the Project. An applicant should describe the building project and clearly delineate the selected Approach(es) and associated performance goals. The Application should show the assistance to be offered to the building project. A budget should be accompanied by a budget narrative that justifies each line item in the budget for each proposed Approach.

The Application should clearly describe the scope and present a work plan. If awarded a grant, the grantee will work collaboratively with DOEE to develop the final Project work plan.

An applicant may submit more than one application. If submitting multiple applications, each application must stand alone, with a separate cover sheet (Appendix 3), narrative, work plan, budget, and budget narrative.

DOEE will evaluate each application based on the potential project- and market-level environmental benefits, including greenhouse gas emission reductions. DOEE will also evaluate

the Project’s potential to advance green building practices and knowledge in the District. DOEE favors Projects that would serve as valuable case studies; after Project completion DOEE may ask the grantee to assist in DOEE’s authorship of a case study.

DOEE’s evaluation favors a cost-effective Project. Additionally, an application with a “match,” that leverages funds or in-kind services, will be evaluated more favorably.

DOEE will favor a Project that is more likely to be implemented. Evidence could be a letter of support from the building owner or developer.

Each Project will be evaluated based on the potential to advance equity and affordability in the District. DOEE’s [Equity Framework](#) provides additional information about the agency’s commitment to equity.

An applicant should propose a strategy for a building project that addresses one or more of the Approaches described below. However, Approaches 1 and 2 may not be combined.

The table immediately below summarizes DOEE’s recommended budget maximum for each Approach. The limit is not mandatory; however, if an application departs from a recommended budget amount, it should provide a compelling justification. A cost-effective Project will be evaluated more favorably.

<b>Approach</b>	<b>Recommended maximum budget per building project</b>
Approach 1: Net-Zero Energy	\$20,000
Approach 2: Building Electrification Retrofit	\$10,000 (may not be combined with Approach 1)
Approach 3: Renewable Energy Storage	\$15,000 for planning and/or design; \$60,000 for implementation
Approach 4: Embodied Carbon Reduction	\$15,000
Approach 5: Deconstruction and Reuse	\$15,000

### **Approach 1: Net-Zero Energy**

*The recommended maximum budget per building project for this Approach is \$20,000. This Approach may not be combined in a Project with Approach 2, Building Electrification Retrofit.*

Building energy consumption accounts for over 70% of greenhouse gas emissions in the District. Therefore, reducing building energy use is a central focus of the District’s efforts to halve emissions by 2032 and become carbon neutral by 2050. To that end, [Clean](#)

[Energy DC](#), the District's detailed plan to reduce greenhouse gas emissions, calls for net-zero energy (NZE) building codes by 2026.

An NZE building is a highly energy-efficient building that generates enough energy on-site, or procures acceptable offsite, renewable, energy to meet or exceed the annual energy consumption of its operations. NZE buildings can benefit both owners and tenants through significantly lower operating costs, improved occupant comfort and improved indoor air quality. NZE buildings prioritize strategies that reduce energy consumption, ensure occupant comfort, increase operational savings, and extend the life of mechanical and electrical systems. Advancements in technology, financial instruments, and industry knowledge have made it possible to cost-effectively construct and operate high-performance and NZE buildings. However, this can only be achieved with thoughtful goal setting and project planning early in the design process.

DOEE has published a *Net-Zero Energy Project Guide*, a *Multifamily Guide*, and an *Integrated Design Charrette Toolkit* to assist project teams with planning, designing, constructing, and operating NZE buildings. These and other resources can be found at <https://doee.dc.gov/service/greenbuilding>.

To achieve net-zero site energy, a building must not use fossil fuels such as gas and fuel oil on-site. Therefore, an NZE Project that evaluates alternative design options must explore a building design option that does not include the on-site combustion of fossil fuels for the provision of thermal energy.

This Approach is intended to help an applicant design and operate an NZE building. For example, a grant could fund:

- Integrated design charrette
- Iterative energy modeling
- Existing building energy audit
- Renewable energy opportunity analysis
- Product/market research
- Financial incentive analysis
- Optimization of building management system
- Compliance documentation for Appendix Z (NZE Alternative Compliance Path) of the 2017 DC Energy Conservation Code
- Engagement with a commissioning agent
- Lifecycle cost analysis
- Building electrification analysis
- Energy storage opportunity analysis (see Approach 3)

## **Approach 2: Building Electrification Retrofit**

*The recommended maximum budget per building project for this Approach is \$10,000. This Approach may not be combined in a Project with Approach 1, Net Zero Energy.*

This Approach is primarily intended for existing building retrofit projects and the phase-out of on-site combustion (i.e., gas- or oil-fired) equipment.

The transition away from fossil fuel-powered building systems is a necessary step for the District to achieve its carbon emission reduction goals. In line with the District's goal of carbon neutrality and the objectives of [Sustainable DC 2.0](#) and [Clean Energy DC](#), DOEE encourages building owners to fully electrify their buildings by eliminating the on-site combustion of fossil fuels.

Building electrification involves powering all building appliances and systems (e.g., domestic hot water, heating equipment, cooking equipment) with electricity rather than with fossil fuels (i.e., natural gas or fuel oil). Efficient electric systems reduce indoor air pollution caused by combustion equipment and can save on operating costs, especially when coupled with solar energy. All-electric new construction can also save on construction costs by avoiding the need to install gas piping.

For more information about building electrification in the District, visit [this resource page](#) created by the Building Innovation Hub.

In addition to the examples listed in Approach 1, examples of this assistance are:

- Utility analysis
- Development of a phase-out plan for existing equipment

## **Approach 3: Renewable Energy Storage**

*The recommended maximum budget per building project for this Approach is \$15,000, except as stated below.*

[Sustainable DC 2.0](#) established a goal to achieve a 50% reduction in energy consumption by 2032. The [Clean Energy DC Act](#) of 2018 requires that, by 2032, 100% of the electricity sold in the District come from renewable sources, with at least 10% from local solar by 2041. Energy storage and renewable energy generation can play a significant role in the resilience of the District's energy system and provide economic benefits to residents and businesses by reducing the need for costly utility infrastructure investments.

Energy storage systems, such as batteries, can also help decarbonize the District's energy load and improve community and grid resilience. When integrated into a demand response program, an energy storage system can help flatten the electric demand curve by supplying energy to the grid at the demand peak. Energy storage is also crucial for

supplying backup power to critical building systems, in case of power outages. Energy storage can also offer financial benefits by reducing demand charges.

This Approach is intended to help an applicant design and install renewable energy storage systems. In addition to the examples listed in Approaches 1 and 2, examples of this assistance are:

- Battery management protocol development
- Development of a resilience plan
- Development of a demand response program
- Purchase and installation of energy storage technology

A fundable Project for this Approach may not evaluate a future energy storage option that requires the on-site combustion of a fossil fuel (e.g., gas-powered generators). A Project must include an existing or planned renewable energy generation system; it may include the analysis/design of the system.

**Energy Storage Implementation** (*Additional \$60,000*): Unlike the other grant Approaches, Approach 3 may be used to partially fund the purchase and installation of energy storage technology. An applicant may include in the application a plan for how they would implement their energy storage strategy. The proposed implementation plan may extend into grant years two and three, subject to available funds.

#### **Approach 4: Embodied Carbon Reduction**

*The recommended maximum budget per building project for this Approach is \$15,000.*

Embodied carbon is the sum of all greenhouse gas emissions resulting from the construction of buildings, including materials and construction activities. It is estimated that 23% of the world's GHG emissions result from construction. Most of these embodied emissions are associated with the production and use of concrete and steel. The energy savings of a high-performance building can take decades to offset the impacts of the building's construction.

An important first step in addressing embodied carbon is understanding the current amount of carbon associated with the construction of a District building. A Life Cycle Assessment (LCA) is an effective tool to measure the embodied carbon, or global warming potential (GWP), of a building and its materials. An LCA can inform decisions about the selection and quantity of materials used, and can assist with dematerialization (i.e., reducing the amount of a given material). Dematerialization reduces environmental harm and saves money.

This Approach is intended to help an applicant measure and reduce the life-cycle impact of a building. Example aspects of this Approach are:

- Pre-LCA preparatory work;
- Selecting an LCA tool and practitioner;

- Conducting the LCA;
- Interpreting results and recommending strategies to reduce embodied carbon;
- Market research of materials and design strategies; and
- Creation of alternative project designs.

## **Approach 5: Deconstruction and Reuse**

*The recommended maximum budget per building project for this Approach is \$15,000.*

In 2018, construction and demolition (C&D) activities in the US generated 600 million tons of material. The reuse and rehabilitation of existing buildings can reduce waste and embodied carbon. When reuse is not possible, deconstruction or pre-demolition salvage can divert waste from landfill and incineration and allow for reuse of building materials. Destruction is the process of carefully and intentionally dismantling a building rather than demolishing it. While this process is more time consuming than demolition, reusing salvaged materials can reduce construction costs, and the sale of salvaged or recyclable materials can generate additional revenue.

A new construction project can be designed to be deconstructed at the end of its life or to be easily adapted as occupant needs change. A Project can also source salvaged and recycled materials to support the market for second-hand products.

This Approach is intended to help an applicant plan for building deconstruction and material reuse. Examples of this are:

- Pre-demolition survey/assessment of materials to estimate material quantities
- Market research to identify end-market solutions for salvaged/recyclable materials
- Design for deconstruction
- Creative use or sourcing of salvaged/recycled materials

*This is the end of the section describing the Approaches.*

## **7.3 Project Outcomes, Outputs, and Deliverables**

### **Project Outcomes**

- Reduce greenhouse gas emissions from the construction and operation of buildings in the District.
- Identify market gaps, challenges, and opportunities to inform future policies, programs, and codes for high performance buildings.
- Support the design, construction, and operation of high-performance buildings in the District.
- Expand capacity of the building sector to cost-effectively use green building technologies and strategies to develop net-zero energy, all-electric, and low embodied carbon buildings.

## **Deliverables**

1. Project work plan
2. Monthly status reports, in the form of a team check-in call or email
3. Documentation of the design assistance provided
4. Final report

## **Application Scoring**

Each Application will be scored according to the criteria below.

	<b>Scoring Criteria</b>	<b>Points</b>
1	Upon completion, Project would serve as a valuable case study, with high potential to advance green building practices and knowledge in the District.	15
2	Project demonstrates potential for exemplary environmental benefits.	15
3	Application presents a clear, comprehensive, and feasible plan that demonstrates an understanding of relevant concepts and explains how the Project will achieve its goals.	10
4	Applicant's team has relevant and exceptional qualifications, education, training, and technical capability.	10
5	Project has a high likelihood for implementation.	10
6	Application provides a clear and reasonable budget for accomplishing the stated goals and a budget narrative that justifies each line item in the budget.	10
7	Project is very cost-effective.	10
8	Applicant contributes matching funds or in-kind services in support of the Project.	10
9	Application demonstrates how the Project will advance equity and/or affordability in the District.	10
10	Additional points: For qualifying local District business or nonprofit entities (as described in Appendix 5), DOEE will award 5 additional points to an application's total point score.	5

Under D.C. Code § 34-1436(b)(1), grants for projects funded by the Renewable Energy Development Fund must be distributed in the following order:

1. To qualifying applicants that are a Certified Business Enterprise (CBE), as defined in D.C. Code § 2-218.02(1D).
2. To qualifying Non-CBE applicants.

A qualifying applicant is any applicant with a total score within five (5) percent of the highest scoring applicant, including points awarded to Local Entities, if any.

If DOEE determines that it will make an award based on the applications received, DOEE will select awardees using the following process:

1. If one or more non-CBE applicants has the highest score, and a CBE applicant's score is within five (5) percent of the highest score, the CBE applicant will be considered a qualifying applicant and will be selected for the award.
2. If a non-CBE applicant has the highest score, and a CBE applicant's score is more than five (5) percent lower than the highest score, the CBE applicant will not be considered a qualifying applicant and the non-CBE applicant will be selected for the award.

## SECTION 8. CHECKLIST FOR APPLICANTS

<p>Instructions for applicants: Ensure that you answer all of the questions below. In the column to the right, indicate Yes, No, or NA for “not applicable”. Submit this completed document as one of the first pages of your application.</p>		
1	Is the cover sheet (Appendix 3) completed and signed – and included as part of the application?	
2	Is the application from one entity, as the Applicant?	
3	Does the application include a Table of Contents?	
4	Is the named Applicant eligible for funding according to section 1.6 of the RFA?	
5	If project eligibility conditions appear in Section 1.6 of the RFA, does the project fit these conditions?	
6	Is the application formatted in accordance with section 3.1 of the RFA?	
7	Does the application include a project description and all of the information required for the scoring rubric that appears at the end of Section 7 of the RFA?	
8	Is there a numeric budget?	
9	Is there a budget narrative justifying each budget line item?	
10	Do the line items in the application budget consider the allowable and non-allowable costs in Section 3.2 subsection c.4 of the RFA?	
11	Did the applicant read the General Terms and Conditions document (Appendix 1)?	
12	Does the application package include the first page and signed last page of the DOEE Promises, Certifications, Assertions, and Assurances (Appendix 2)?	
13	Does the application package include a Certificate of Good Standing that reflects a date within 6 months of the deadline date?	

14	Does the application package include a valid Certificate of Clean Hands?	
15	Does the application package include IRS W-9 Tax Form?	
16	If the Applicant is a nonprofit organization does the application package include a Tax Exemption Affirmation Letter?	
17	Does the application package include the applicant's current fiscal year budget?	
18	Does the application package include the applicant's most recent audited or unaudited financial statements?	
19	Does the application package include a Separation of Duties Policy as described in Section 3.4 subsection (h) of the RFA?	
20	Is the Applicant registered in the System for Award Management (SAM)?	
21	If the Applicant is eligible to claim indirect costs and is claiming more than 10% of direct costs, does the application package include supporting documentation for the indirect cost rate?	
22	If applicable, does the application package include letters of support from other entities?	
23	If requested, does the application include resumes of key personnel mentioned in the application?	

## **APPENDICES**

Appendix 1 – General Terms and Conditions

Appendix 2 – Promises, Certifications, Assertions, and Assurances

Appendix 3 – Cover Sheet

Appendix 4 – Grant Budget Template

Appendix 5 – Points for Local Entities

Appendix 6 – Insurance Requirements

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