CITY OF PHILADELPHIA

Managing Director's Office

Philadelphia Gas Works

REQUEST FOR INFORMATION
FOR
MUNICIPAL CAMPUS MICROGRID AND RENEWABLE ENERGY SOLUTIONS

Date – 10/30/2026

Deadline for questions, requests for clarification, or requests for additional information	11/12/2026 before 5:00 PM (Local Philadelphia Time)
City Responds to Questions	11/20/2026 before 5:00 PM (Local Philadelphia Time)
Responses to RFI Due	12/10/2026 before 5:00 PM (Local Philadelphia Time)

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Introduction

The City of Philadelphia (“the City”) and Philadelphia Gas Works ("PGW") are issuing this Request for Information ("RFI") to solicit responses regarding proposed microgrid and renewable energy solutions at City sites including the Philadelphia Prisons complex, a water treatment plant, and a pump station (together, the "Project"). This RFI is directed to entities (each, a 'Respondent') that have proven experience designing, developing, financing, and/or operating microgrid and distributed energy systems, and is intended to:

- Provide general background information related to the Project; and
- Solicit input on a variety of issues, including potential technical solutions, project phasing, viable financing models (with a preference for a Guaranteed Energy Savings Act ("GESA") structure), market information, and schedule considerations.

There are several drivers for this Project and this RFI, including:

- Protecting against energy cost volatility and providing long-term budget stability;
- Improving reliability and energy security at a continuously occupied, high-load municipal facility; and
- Advancing the City of Philadelphia's decarbonization and clean energy goals.

Notes:

- By submission of a response to this RFI, Respondents acknowledge and agree that the City, as a municipal entity, is subject to state and local public disclosure laws and, as such, is legally obligated to disclose to the public documents, including RFI responses, to the extent required thereunder. Without limiting the foregoing sentence, the City's legal obligations shall not be limited or expanded in any way by a Respondent's assertion of confidentiality and/or proprietary data.
- By responding to this RFI, Respondents also expressly agree and acknowledge that any response to this RFI, including written documents and verbal communication, regardless of how marked by the Respondent, may be subject to public disclosure by the City, or any authorized agent of the City, pursuant to the Pennsylvania Right to Know Law or other applicable law. Any materials submitted or ideas elicited in response to this RFI (i) shall be the sole and absolute property of the City, with the City having title, and (ii) may be used and/or implemented by the City without compensation, including, without limitation, to develop strategies and development options for the Project and/or issue further solicitations.
- It is the express purpose of this RFI to assist PGW and the City by, without limitation, providing information that may be included in a potential future public competitive solicitation, such as a Request for Quotations ("RFQ") or Request for Proposals ("RFP"), if any, which may be issued at a later date to solicit specific proposals.

Instructions to Respondents

Responses to this RFI should be submitted on or before 12/10/2026 at 5:00 PM Eastern Time, in an electronic PDF format via email to June Bethea june.bethea@phila.gov with a copy to dominic.mcgraw@phila.gov. Responses should in no case exceed fifteen (15) pages.

Questions concerning this RFI shall be directed in writing to June Bethea and Dominic McGraw at the email addresses listed above on or before **11/12/2026 at 5:00 PM Eastern Time**.

Respondents may not contact any other City of Philadelphia or Philadelphia Gas Works personnel regarding this RFI.

To the fullest extent possible, Respondent's submission should provide answers to the questions set forth below in the Section entitled "Information Requested." Entities that submit written responses may be invited for a discussion regarding their responses with the City.

Project Overview

Issuing Entities

PGW is a municipally owned natural gas distribution company managed by the Philadelphia Facilities Management Corporation. PGW provides natural gas service to approximately 500,000 active accounts within the city of Philadelphia, using 6,000 miles of natural gas mains and services. PGW is the only utility currently distributing gas within the City of Philadelphia.

The Philadelphia Managing Director's Office (MDO) is a cabinet-level office that oversees many of the City's operating departments. The MDO works with these departments to create and successfully enact new policies, deliver efficient, effective, and responsive public services, and implement the mayor's vision. MDO provides strategic oversight and support for various operational areas, including Community Safety, Community Services, General Services, Health and Human Services, and the Office of Transportation and Infrastructure Systems (OTIS), the last of which includes the Department of Streets, Philadelphia Water Department, and the Office of Sustainability, and coordinates among the entities that manage the transportation and utilities infrastructure.

Background

The goal of this RFI is to solicit information from industry to assist the City in structuring a future solicitation for a proposed microgrid plus renewable energy solutions at the proposed site (site map included as Attachment A). The City is open to a variety of financing models, with a preference for a Guaranteed Energy Savings Act (GESA) funding model. A GESA is a project structure that allows City agencies to utilize the long-term multiyear Energy Savings Performance Contract (ESPC) authority to implement cost-saving renewable energy conservation measures (ECMs) on municipal buildings/land that support energy efficiency. Under a GESA model, just as with a traditional ESPC, an energy service company (ESCO) incurs the costs of implementing an ECM (in this case, an on-site microgrid plus

renewable energy generation system) and is repaid by the City from a share of the resulting energy savings.

The intent is for the GESA contract to be 20 years or less, and for the ESCO to operate and maintain the systems at all times. The City is open to exploring a model where the ESCO also owns the systems.

The City is seeking Respondents to propose creative solutions for achieving project goals based on the site's energy profile and site conditions. Possible solutions that the City and PGW have explored include solar, geothermal, and combined heat and power; however, the City would like guidance on all available options and on project phasing to develop the most comprehensive project.

Project Objectives

Energy Cost Stability: Protect against energy cost volatility and provide long-term budget stability.

Reliability and Energy Security: Address reliability and resilience needs at continuously occupied, high-load municipal facilities.

Comprehensive Decarbonization: Advance the City of Philadelphia's decarbonization goals through onsite renewable generation and efficient energy use.

Project Description

The site layout is included in Appendix A. The area identified is bound to the south by Pennypack Path, to the north by Linden Avenue, to the west by State Road, and to the east by the Delaware River. There is an additional facility, Holmesburg Prison, outside the boundary—it is separated from the others by a rail track and I-95. The City would like to understand the feasibility of including this site.

The site includes approximately 20 facilities, fields, and parking lots. Energy use profiles of facilities are included in Appendix B.

The City is looking for vendors to suggest a comprehensive energy solutions model that includes a gas-powered microgrid as well as solar, geothermal, and other renewable energy solutions to power the campus. The City is seeking innovative solutions to achieve the Project Objectives, as well as optimal phasing.

Electricity Consumption and Rate Information

Appendix B includes pertinent details on energy use for the facilities.

Information Requested

The City is seeking information on how best to develop a microgrid and renewable energy solutions project at the Philadelphia Prisons complex, water treatment plant, and pump station. The City will review all ideas relating to the development of the Project.

All Respondents to this RFI should address the following baseline information:

1. Business name and address of Respondent, and name and telephone number of the primary contact person, corporate profile, business philosophy, and any professional affiliations.

2. Qualifications of the Respondent, describing experience in developing and operating microgrid, distributed energy, and renewable energy projects.

3. General description and proposed timeline of the solution(s).

Respondents should provide answers to the questions set forth below.

Respondent Qualifications and Experience

1. Please provide the following information about your company: a short (1 page or less) summary of the company's qualifications and a list of similar projects that have been completed or are currently in progress. Please place special emphasis on projects that involve government entities, microgrids, leverage multiple renewables, or employ other innovative energy solutions.

Project Viability and Roadblocks

1. What roadblocks do you foresee in implementing the proposed Project, and what potential ways could be used to mitigate anticipated obstacles?
2. How do you foresee crossing State Road, the railroad, and the creek running through the site?
3. What state agencies would need to be involved and contacted prior to project kick-off?

Technology, Phasing, and Site Considerations

1. What project phasing would you propose to achieve the most comprehensive Project while leveraging energy cost savings to expand scope? The City has preliminarily explored microgrid solutions, including solar, batteries, and geothermal, but is seeking additional expertise.

Cost, Financing, and Incentives

1. What is your non-binding, indicative project cost estimate?
2. What types of incentives can be monetized? (e.g., tax credits, rebates, attributes, etc.)

General

1. Do you have any other suggestions or comments?

Reservation of Rights; No Offer

This RFI and the process it describes are for the sole and exclusive benefit of the City. No other party, including any Respondent to this RFI or future proposer to any competitive solicitation which may be issued by PGW, is intended to be granted any rights hereunder.

This RFI is intended solely to obtain information to assist PGW and the City in evaluating potential alternative options for the Project, including an analysis of financial and operational alternatives that

may include public-private participation. However, this RFI is an inquiry only. No contract or agreement will be entered into as a result of this process, nor does this RFI initiate a formal procurement or represent a commitment to issue an RFQ or RFP in the future. Respondents to this RFI will not, merely by virtue of submitting such a response, be deemed to be "bidders" or "proposers" on the Project in any sense, and no such Respondent will have any preference, special designation, advantage or disadvantage whatsoever in any subsequent activities related to the Project. The information contained in the responses to this RFI, however, will help the City advance evaluation and development efforts for the Project, which may result in the launch of a formal Project and associated procurement activities.

Responses to this RFI should be submitted on or before **12/10/2026 at 5:00 PM EST.**

Appendix A – Site Layout

Formatted at 11" x 17" to accommodate the full facility data table. To print on letter-size paper, select "Fit" or "Shrink oversized pages" in your print settings.



- A Water Treatment
- B City Fleet Facility
- C Prison
- D Prison
- E Fire Facility
- F Fleet Shop
- G Miscellaneous City Facility
- H Prison
- I Prison
- J Park
- K Temporary Facility
- L Prison
- M Water Treatment
- N Police Facility
- O Prison and Temporary Facility
- P Prison
- Q Shelter
- R Parking
- S Pump Station

Appendix B – Energy Use by Facility

Formatted at 11" x 17" to accommodate the full facility data table. To print on letter-size paper, select "Fit" or "Shrink oversized pages" in your print settings.

Fiscal Year by Billing Period End Date	3-year Average (2024 - 2026)
Service	Electric
Units	kwh

Month	City Fleet Facility	Prison	Prison2	Fire Facility	Fleet Shop	Prison3	Miscellaneous City Facility	Prison4	Temporary Facility	Prison5	Pleasanthill Park	Police Facility	Prison and Temporary Facility	Prison6	Parking	Pump Station	Water Treatment	3-Year Average Monthly Total
January	13,278	1,061,722	249,447	65,841	60,720	64,262	8,448	357,462	33,520	390,618	8,555	176,946	34,720	278,570	12,487	2,109,779	532,918	5,459,293
February	11,559	945,425	231,098	42,483	54,800	56,877	10,327	332,506	26,520	350,717	4,122	163,966	33,280	253,318	11,697	1,723,740	534,413	4,786,846
March	8,882	1,358,028	302,602	45,907	37,947	79,773	8,282	365,948	31,787	489,031	9,741	177,739	31,893	352,248	11,419	2,368,742	417,563	6,097,534
April	5,281	1,050,640	229,275	31,170	28,720	51,146	4,832	244,776	16,187	387,348	7,908	95,811	14,693	266,232	5,883	1,312,570	379,802	4,132,276
May	3,912	1,142,559	146,355	26,066	26,560	42,824	2,853	230,441	11,840	567,401	5,544	75,213	9,280	284,310	3,718	1,865,854	304,255	4,748,985
June	4,370	1,373,289	359,087	31,303	28,560	40,985	3,658	220,329	13,520	503,329	2,101	82,847	13,440	359,638	3,936	2,112,754	309,980	5,463,126
July	4,283	1,600,403	340,092	54,537	27,173	48,433	4,637	202,094	22,320	589,943	1,640	95,296	14,213	413,474	4,352	2,031,634	302,118	5,756,641
August	4,696	1,393,330	294,177	59,127	28,640	44,390	4,398	276,386	16,320	529,786	1,634	81,582	12,107	358,110	3,614	1,780,501	304,493	5,193,291
September	4,320	1,319,755	275,877	48,431	26,480	43,326	4,007	236,609	14,373	518,176	1,741	80,669	9,707	338,238	3,364	1,486,600	310,303	4,721,976
October	3,932	1,070,528	226,951	40,223	21,920	40,832	3,075	219,698	12,000	403,794	2,688	75,873	7,227	256,735	3,298	1,681,273	300,327	4,370,373
November	4,867	945,091	187,961	25,315	26,587	43,150	3,500	215,766	14,720	347,757	4,546	97,011	14,000	231,307	4,993	1,781,973	322,149	4,270,692
December	9,282	1,066,492	236,853	32,799	43,840	60,001	6,127	362,085	26,907	380,431	7,521	153,417	29,200	274,813	9,884	1,494,548	447,732	4,641,932
3-Year Average Annual Total (per facility)	**78,662**	**14,327,262**	**3,079,775**	**503,202**	**411,947**	**616,000**	**64,144**	**3,264,100**	**240,013**	**5,458,331**	**57,741**	**1,356,370**	**223,760**	**3,666,994**	**78,644**	**21,749,967**	**4,466,053**	**59,642,967**

Grand Total

Fiscal Year by Billing Period End Date	3-year Average (2024 - 2026)
Service	Natural Gas
Units	CCF

Month	Prison	Prison2	Prison3	Prison4	Prison5	Prison6	Prison7	Pump Station	Water Treatment	3-Year Average Monthly Total
January	46,145	41,649	10,050	40,653	25,702	18,231	-	5,027	39,236	226,695
February	77,067	25,400	10,062	48,959	30,701	21,464	13,923	3,957	41,866	273,397
March	81,324	46,238	7,847	43,673	17,404	19,287	6,305	2,188	37,779	262,045
April	43,872	26,083	4,654	30,568	13,101	12,603	4,347	902	29,300	165,431
May	25,769	13,723	1,788	15,107	13,287	7,618	2,741	175	11,904	92,112
June	12,714	3,706	771	5,426	10,135	2,688	1	-	1,872	37,313
July	19,650	1,685	687	2,911	8,925	1,579	-	-	153	35,591
August	14,814	553	966	4,613	5,714	1,443	-	3	102	28,208
September	16,447	858	932	4,068	10,598	1,586	-	-	117	34,607
October	20,426	1,406	632	4,231	8,966	1,739	-	443	158	38,002
November	20,171	9,937	3,267	10,996	12,952	3,517	-	1,563	3,755	66,158
December	40,998	9,086	8,477	32,871	16,047	11,701	-	3,541	25,663	148,384
3-Year Average Annual Total (per facility)	**419,397**	**180,324**	**50,134**	**244,077**	**173,531**	**103,456**	**27,316**	**17,800**	**191,907**	**1,407,943**

Grand Total

Fiscal Year by Billing Period End Date	3-year Average (2024 - 2026)
Service	Electrical Demand
Units	kW

Month	City Fleet Facility	Prison	Prison2	Fire Facility	Fleet Shop	Prison3	Miscellaneous City Facility	Prison4	Temporary Facility	Prison5	Park	Police Facility	Prison and Temporary Facility	Prison6	Shelter	Parking	Pump Station	Water Treatment
January	62	1,710	413	239	231	103	77	858	138	644	25	584	134	540	-	39	3,957	710
February	59	1,320	324	198	208	79	79	724	96	503	35	709	139	407	-	46	3,101	763
March	57	1,682	370	216	184	98	76	687	109	623	27	562	115	530	-	39	4,203	679
April	50	1,820	366	170	125	75	67	611	74	666	27	401	83	543	-	25	2,539	565
May	31	2,026	342	156	111	71	55	644	81	696	28	333	60	550	-	16	800	479
June	41	3,162	839	230	149	84	58	840	69	1,072	8	444	97	884	-	21	2,795	685
July	28	2,325	517	256	115	66	51	455	77	828	7	362	62	658	-	17	3,896	563
August	29	2,283	524	260	124	66	53	741	51	828	8	360	59	637	-	17	3,130	476
September	27	2,133	470	245	108	63	47	575	48	727	8	336	57	571	-	15	2,226	494
October	36	1,908	364	248	93	67	47	536	60	684	20	356	53	526	-	20	2,563	512
November	47	1,551	293	167	125	71	65	575	70	567	14	407	79	420	-	25	1,289	587
December	56	1,408	334	184	172	87	66	688	117	514	21	509	119	437	-	38	2,405	650
Highest 3-Year Peak	**114**	**8,114**	**1,984**	**465**	**491**	**289**	**151**	**2,795**	**168**	**2,822**	**54**	**1,079**	**230**	**2,491**	**-**	**68**	**13,392**	**2,933**