

# Battery Energy Storage System (“BESS”)

RFP No. 23-24/27

May 7, 2024

Oakland International Airport  
Facilities Maintenance Complex  
8500 Earhart Road  
Oakland, CA 94621

**NON-MANDATORY PRE-PROPOSAL MEETING**

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# AGENDA

## HOUSEKEEPING

- Please sign in with your name/company/email/phone
- Please submit all questions to Nicklaus Sioson at [nsioson@portoakland.com](mailto:nsioson@portoakland.com)

## INTRODUCTION

- Port Team: Port Utilities, Aviation Planning & Development, Facilities, Engineering
- Consultant Team: NV5

## RFP OVERVIEW

- Project Overview
- Scope of Services
- Port of Oakland Living Wage Policy & Non-Discrimination and Small Business Utilization Policy
- Port of Oakland Insurance Policy
- RFP Schedule & Submission Requirements

## SITE WALK

Substation SS-1A

# PROJECT OVERVIEW

- The Port of Oakland is soliciting proposals from an experienced Battery Energy Storage System (BESS) supplier/vendor/seller to procure, source, manufacture, deliver, test, commission, operate, and maintain one utility-scale BESS unit, to be located at the Oakland International Airport (OAK).
- The behind-the-meter BESS will interconnect at the 12kV distribution substation SS-1A, facilitating peak shaving and/or load shifting to mitigate energy demand during peak periods.
- The Port is a publicly owned utility (POU) and provides electric services to our tenants and customers at the Seaport and Airport.

# SCOPE OF SERVICES

## 1. BESS Procurement:

- Procure and furnish one Battery Energy Storage System (BESS) unit for behind-the-meter interconnection and integration to the Airport's power distribution system.
- Procure and furnish all electrical equipment up to and including the Power Conversion System (PCS), metering, DC cabling, control/communications wiring, network equipment and switches, battery cooling/HVAC system.
- Provide shipping/handling/delivery/storage/security of BESS and all of its components to ensure successful installation of the BESS.

## 2. Special Services:

- Support Services during Engineering Design.
- Support Services during Construction.
- On-site Training.

## 3. Long-Term Services:

- On-going operations and maintenance.
- Annual BESS performance testing, system operational improvement, and optimization.
- Removal, recycling, disposal of BESS at the end of life.

# Port of Oakland Living Wage Policy & Non-Discrimination and Small Business Utilization Policy

## Purpose:

Nondiscrimination

Create and grow businesses in the Port's market area

Local Impact Area (LIA): Alameda, Emeryville, Oakland, and San Leandro

Local Business Area (LBA): Alameda and Contra Costa counties

## Certification Criteria:

Local Impact Area (LIA): Alameda, Emeryville, Oakland, and San Leandro

Local Business Area (LBA): Alameda and Contra Costa counties

**Must be LIA** for SBE and VSBE

SBE: \$36,000,000

VSBE: \$5,000,000

Lease/mortgage for past 12 months in LBA/LIA

## Applicability:

Locally funded contracts

Certified at time of proposal submittal (5 business days application review)

Get Certified/ Find Certified: <https://srd.portofoakland.com>

# Port of Oakland Living Wage Policy & Non-Discrimination and Small Business Utilization Policy

## Benefits to SBE/VSBE:

- 10 business day Prompt Payment from Port (with complete invoice and documentation)
- Up to 15-point Rating Bonus
- For contracts under \$1,000,000 Port may make twice-monthly payments

## Requirements of SBE/VSBE:

- 5 business day Prompt Payment to subs
- Enforcement mechanisms: penalties, liquidated damages, nullify contract, debarment

# Port of Oakland Living Wage Policy & Non-Discrimination and Small Business Utilization Policy

## LIVING WAGE

### Hourly Rate (July 1 annual adjustment)

Port Ordinance No. 3666

\$19.44/\$19.95 **without** health benefits (as of July 1, 2024)

\$16.93/\$17.37 **with** health benefits (as of July 1, 2024)

### Compensated Time Off

At least 12 per year, including holidays

### Employee Notification

**Directly** in writing **AND posted** in communal areas (from SRD: Social Responsibility Division)

In English, Spanish and majority languages

### Elation Systems Payroll Reports

Name, address, date of hire, occupation classification, rate of pay, benefits paid

Quarterly (March 31, June 30, September 30, and December 31)

# Port of Oakland Insurance Policy

Saima Kumar – Risk Management Analyst

Risk Management

Port of Oakland

Attn: Risk Management Dept.

530 Water Street

Oakland, CA 94607

Email: [risktransfer@portoakland.com](mailto:risktransfer@portoakland.com)



# RFP SCHEDULE & SUBMISSION REQUIREMENTS

## RFP Schedule

- Questions / RFI Due: **May 14, 2024 until 4:00 P.M.**  
Submit all questions to Nickulaus Sioson at [nsioson@portoakland.com](mailto:nsioson@portoakland.com)
- RFI Response Date: **May 21, 2024**
- Proposal Due Date and Time: **June 6, 2024 until 11:00 A.M. (PST)**

## SUBMISSION REQUIREMENTS

- Reminder to respond to the seven (7) Submission Requirements and complete the Proposal Worksheet of the RFP.
- Submit Proposals via Liquid Files. Login to Liquid Files at the above listed URL and click on the “**Register**” button to upload your proposal to [nsioson@portoakland.com](mailto:nsioson@portoakland.com). Do not email your proposal to the buyer directly. Your proposal must be uploaded to the Liquid Files’ site to be accepted by the Port. Once your Proposal has been uploaded to Liquid Files, you will receive a copy of the email that Liquid Files generates to the buyer with your proposal.
- Proposals received after the Due Date/Time noted above will not be downloaded by the Port.

# SITE WALK

## Substation SS-1A

