



**PROCUREMENT AND SUPPLY
COMMONWEALTH HEALTHCARE CORPORATION
REQUEST FOR PROPOSAL (RFP)**



**RFP25-CHCC/FACILITY-008
PROFESSIONAL SERVICES
CONSULTANT FOR ALTERNATIVE ENERGY MICROGRID
SYSTEM**

SUBMISSION DEADLINE: MARCH 7TH, 2025 TIME: 4:30PM (CHST)

INTERESTED PARTIES CAN DOWNLOAD THIS REQUEST FOR PROPOSAL FROM THE CHCC WEBSITE [WWW.CHCC.HEALTH]. ONCE AT THE SITE, NAVIGATE TOWARDS THE BOTTOM AND SELECT THE **REQUEST FOR PROPOSALS** TAB. CLICK ON THE URL FOR THIS RFP/ITB.

THE CHCC RESERVES THE RIGHT TO REJECT ANY AND ALL PROPOSAL AND TO WAIVE ANY IMPERFECTIONS IN ANY PROPOSAL, IF TO DO SO SHALL BE IN THE INTEREST OF THE CHCC. ALL PROPOSALS SHALL BECOME THE EXCLUSIVE PROPERTY OF THE COMMONWEALTH HEALTHCARE CORPORATION.

/S/ ESTHER L. MUNA
CHCC CHIEF EXECUTIVE OFFICER

/S/ CORA P. ADA
DIRECTOR OF PROCUREMENT & SUPPLY



Commonwealth Healthcare Corporation
Commonwealth of the Northern Mariana Islands
1178 Hinemlu' St. Garapan, Saipan, MP 96950



REQUEST FOR PROPOSAL

**PROFESSIONAL SERVICES
CONSULTANT FOR ALTERNATIVE ENERGY MICROGRID SYSTEM**

RFP25-CHCC/FACILITY-008

I. INTRODUCTION:

The Commonwealth Healthcare Corporation (CHCC) oversees the Commonwealth Health Center (CHC) which is an 86 bed, Medicare certified hospital located on the island of Saipan, Commonwealth of the Northern Mariana Islands (CNMI). The two-level hospital opened in 1986. The hospital's scope of services includes an Emergency Department, Laboratory, Pharmacy, Radiology, Obstetrics, Neonatal Intensive Care Unit, ICU, Surgery, Pediatrics, Dialysis unit, Oncology Center, and various outpatient clinics.

II. PURPOSE:

The Commonwealth Healthcare Corporation (CHCC) is a critical infrastructure for the Northern Mariana Island (CNMI) being the only equipped hospital in the CNMI that provide essential healthcare services. A reliable and robust power supply to support a wide range of medical operations and equipment is a key element for the CHCC. The power requirements are complex and multifaceted, driven by various factors including the size of the facility, the range of services offered and the types of medical technology in use.

The primary purpose of this RFP is to assess the feasibility and potential benefits of integrating a microgrid system into our existing energy infrastructure. This initiative aims to improve energy reliability, reduce dependence on the traditional grid, and support our sustainability goals by incorporating renewable energy sources.

The CHCC is increasingly exploring smart technologies to monitor and manage energy use more effectively.

• ESSENTIAL SERVICES AND EQUIPMENT

The CHCC operations rely on a diverse array of electrical equipment, from life-support systems and surgical instruments to diagnostic machines like X-ray, MRI and CT scanners. The power

demands of these devices can vary significantly. For instance, operating rooms require uninterruptible power supply (UPS) systems to ensure that critical equipment remains functional during power outages as well as line conditioners to suppress power fluctuations. Additionally, lighting and climate control systems are vital for maintaining a safe and comfortable environment for patients and staff as well as the operation of water treatment plants using micro filtration technology to meet the water quality standards required of the CHCC.

- **BASELINE POWER NEEDS**

The baseline power requirements of the CHCC are totally dependent from the power grid supplied by the Commonwealth Utilities Corporation. The demand for continuous and reliable power supports everyday operations, while emergency power systems—typically diesel generators backups—are essential during outages. These systems must be capable of powering life-sustaining equipment, ensuring that patient care is not compromised.

- **GROWTH AND TECHNOLOGICAL ADVANCES**

As the CHCC expands operations footprint and adopt advanced medical technologies, their power needs increase correspondingly. New imaging technologies, telemedicine equipment, and other innovative healthcare solutions require additional energy. Facilities must plan for future growth and the integration of new technologies to avoid overloading existing power systems.

- **REGULATORY STANDARDS AND COMPLIANCE**

The CHCC is subject to stringent regulatory standards from the Centers for Medicare and Medicaid Services (CMS). Compliance with CMS is congruent with local building codes, national fire protection standards, and health regulations mandates careful planning of electrical systems to ensure reliability and safety. The CHCC must also conduct regular inspections, asset assessment and upgrades to meet these standards. The operation of critical and essential equipment is contingent to clean and reliable power source.

- **SUSTAINABILITY AND ENERGY EFFICIENCY**

In recent years, the CHCC begun to prioritize sustainability and energy efficiency. Implementing renewable energy sources and investing in energy-efficient systems can reduce overall power consumption and operating costs. Currently Solar Photovoltaic (PV) Phase I, providing 162KW of energy, is at its commissioning stage while Phase II, providing 176KW, just commenced construction. Most recently, funds have been awarded for Solar PV Phase III providing another 176KW and is pending the release of a request for proposal (RFP).

This RFP package contains the necessary information and guidelines for interested vendors to develop and submit proposals. Please see attached **“Exhibit A”** for additional reference.

III. LOCATION:

The property is located in Saipan at 1178 Hinemlu’ St. Garapan.

IV. KEY OBJECTIVES:

1. ENERGY RESILIENCE:

To ensure uninterrupted power supply during grid outages or disruptions, enabling the hospital to maintain critical operations without compromise.

2. SUSTAINABILITY:

To explore options for integrating renewable energy sources, such as solar, wind or green hydrogen, into our energy mix, thereby reducing our carbon footprint and promoting environmentally responsible practices.

3. COST EFFICIENCY:

To evaluate potential cost savings through energy management, demand response capabilities, and reduced peak demand charges, contributing to the CHCC's overall operational budget.

4. ADVANCED ENERGY MANAGEMENT:

To understand how a microgrid can provide advanced monitoring and control capabilities, allowing us to optimize energy use, improve load balancing, and enhance overall operational efficiency.

V. SCOPE OF WORK

❖ **System Design:**

Proposed designs for microgrid configurations, including potential integration with existing energy systems and equipment.

❖ **Technology Options:**

Recommendations on the technologies available for microgrid implementation, including energy storage solutions, generation sources, and control systems.

❖ **Implementation Strategies:**

Insights into the planning, execution, and timeline for microgrid deployment, along with considerations for regulatory compliance and safety.

❖ **Cost Estimates:**

Preliminary cost analyses for the design, installation, operation, and maintenance of the proposed microgrid system.

❖ **Case Studies:**

Examples of successful microgrid implementations in similar healthcare settings or industries, highlighting key benefits and lessons learned.

DESIRED OUTCOME:

Through this RFP, we aim to gather comprehensive information that will inform our decision-making process regarding the potential adoption of a microgrid system. We encourage responses

that not only address our specific requirements but also provide innovative solutions, and best practices in the field of energy management.

VI. INFORMATION AND FORMAT REQUIRED IN THE PROPOSAL

All proposals submitted by vendors must contain the following:

1. Brief history and description of the company (including the date the company was founded and date of operation in the CNMI if applicable)
2. Statement of company's capabilities and experience
3. Provide references of similar projects (arrange references from most recent project)
4. The name of authorized personnel to negotiate the bid and contract (should also be the contact person)
5. Provide a copy of a CNMI Business License (if applicable) and/or W-9 Form and Article of Incorporation
6. Proof of Insurance coverage for the contractor and property liability insurance of at least \$100,000.00 minimum.
7. Other information that may be helpful to the evaluation team.

VII. GENERAL AND ADMINISTRATIVE INFORMATION:

a. Posting of Proposal

Interested parties can download this Request for Proposal (RFP) from the CHCC Website [www.chcc.health]. Once at the site, navigate to the RFP tab on the left navigation bar. Click on the URL for this **RFP25-CHCC/FACILITY-008**. You will be required to enter the date to allow us to track all requests for this opportunity.

b. Pre-Conference Meeting

All interested vendors must attend the Pre-conference meeting to be held on February 12th, 2025 (Tuesday) at 9:00AM in Conference Room 3.

c. General Provision

Until the selection process is completed, the content of the bid will be held in strictest confidence and no details of any bid will be discussed outside the Evaluation Team created by the Corporation. This RFP does not constitute an offer and does not obligate the Corporation in any way. The Corporation reserves the right to reject any or all bids for any reason and waive any defect in said bids, negotiate with any qualified offers, or cancel in part or its entirety this RFP, if it is in the best interest of the Corporation.

CHCC will enter a contract with the successful vendor pursuant to the terms of the standard government independent contract. Additional terms and conditions will be attached as exhibits to the standard independent contract.

d. Place, Date, and Time of Submission

Proposers shall submit proposals and all supporting documents to **Corazon P. Ada, Director, CHCC Division of Procurement and Supply**, at procurement@chcc.health no later than: 1630hrs (4:30pm) Chamorro Standard Time on March 7th, 2025.

Please note submission instructions:

- All submissions must include the RFP25-CHCC/FACILITY-008 and Project Title in the email subject.
- All documents must be submitted in Adobe PDF Format.
- All pages of your proposal must include the RFP/ITB # and Project Title in the header, plus page number in the footer.

Proposers may opt to submit out (4) hard copies in addition to the original proposal (5 in total) to the CHCC Division of Procurement and Supply, CHCC Main Office, Saipan.

Failure to follow the instructions regarding the submission of RFP/ITB responses may result in the CHCC's choice to disqualify such proposals.

e. Cost of Preparation

All costs incurred by the vendor in preparing a response to this RFP and subsequent inquiries shall be borne by the vendor. All bids and accompanying documentation will become the property of CHCC and will not be returned. The Commonwealth Healthcare Corporation reserves the right to reject any or all bids for any reason and to waive any defects in said bid, if in its sole opinion, to do so would be in the best interest of CHCC.

f. Questions & Inquiries:

All questions or requests for clarification must be made in writing through email until close of business February 28, 2025. No oral comment, response, answer, or direction from other CHCC Personnel is binding unless also furnished in writing to all prospective bidders.

All emails must contain the RFP # and Project Title in the email subject.

Email all inquiries to:

Jesse M. Tudela, EdD
Chief of Ancillary Services
Email: jesse.tudela@chcc.health
Tel: 670-234-8950 ext. 3101 Fax: 670-234-8930

Or

Cora P. Ada
Procurement Director
Email: Cora.ada@chcc.health
Tel. 670-234-8950 ext. 3561

VIII. EVALUATION CRITERIA

After the evaluation process, CHCC plans to make an award to the vendor whose proposal is most advantageous to the Corporation considering the evaluation factors set forth below:

a. Technical criteria

- i. 35% Qualifications and Experience in similar or related projects
- ii. 30% Technical approach to meet deliverables and meet timelines of the project.
Must be financially stable.
- iii. 20% Project Approach – demonstrate understanding and ability to meet the requirement.
- iii. 15% Cost Proposal



Total = 100%

b. Cost Criteria

Price is also a factor for consideration and price will be evaluated in comparison with the overall merit of the proposals. Technical merit is more important than price and the Corporation reserves the right to award the contract other than the lowest priced proposal. As proposals become more equal in technical merit, the importance of price will increase.

IX. SELECTION PROCESS

Proposals submitted will be evaluated and selection will be made based on the evaluation criteria mentioned in Section VIII. Upon selection, the successful Contractor will be advised to negotiate their fees with CHCC. Should the negotiation fail to result in an agreement, CHCC reserves the right to cancel the negotiation and select the next Contractor, which in CHCC's opinion, is the most qualified proposer and based upon the Evaluation Results. If the contract is not agreed to with any of the responsible Contractors, the RFP will be cancelled and re-advertised pursuant to §140-80.1-210 Competitive Sealed Proposals.

Approved By:  Date: 2/9/25
 Esther L. Muna, PhD, FACHE, MHA
Chief Executive Officer

Approved By:  Date: 2/5/25
Cora Ada
Director of Procurement & Supply

REFERENCES:

Table 1 ENERGY CONSUMPTION AND COST BASED ON POWER BILL

CHCC Facility (Buildings I + II) Energy Consumption									
CHCC Building No.	Billing Duration		Days	Billing Date	Usage	KW	Electric Usage	Fuel Adjustment Charge	Total Electric Charge
BLDG I	12/21/2022	1/19/2023	29.00	2023 01 30	451,200	648	55,943.80	133,087.05	189,045.85
BLDG II	12/21/2022	1/19/2023	29.00	2023 01 30	112,800	162	13,987.20	33,271.75	47,268.95
BLDG I	1/20/2023	2/17/2023	28.00	2023 02 28	433,920	646	53,806.08	121,449.87	175,265.95
BLDG II	1/20/2023	2/17/2023	28.00	2023 02 28	114,000	170	14,136.00	31,907.46	46,053.46
BLDG I	2/18/2023	3/17/2023	27.00	2023 03 28	428,160	661	53,091.84	119,837.70	172,939.54
BLDG II	2/18/2023	3/17/2023	27.00	2023 03 28	105,120	162	13,034.88	29,422.04	42,466.92
BLDG I	3/18/2023	4/18/2023	31.00	2023 04 27	504,960	679	62,615.04	134,749.21	197,374.25
BLDG II	3/18/2023	4/18/2023	31.00	2023 04 27	123,360	166	15,296.64	31,875.35	47,181.99
BLDG I	4/19/2023	5/19/2023	30.00	2023 05 30	508,800	707	63,091.20	130,614.05	193,715.25
BLDG II	4/19/2023	5/19/2023	30.00	2023 05 30	116,880	162	14,493.12	30,004.26	44,507.38
BLDG I	5/20/2023	6/20/2023	31.00	2023 06 20	564,480	759	69,995.52	132,273.89	202,279.41
BLDG II	5/20/2023	6/20/2023	31.00	2023 06 20	124,080	167	15,385.92	29,075.51	44,471.43
BLDG I	6/21/2023	7/20/2023	29.00	2023 07 27	501,120	720	62,138.88	110,697.41	172,846.29
BLDG II	6/21/2023	7/20/2023	29.00	2023 07 27	115,200	166	14,284.80	25,447.68	39,742.48
BLDG I	7/21/2023	8/21/2023	31.00	2023 08 23	551,040	741	58,328.96	130,204.72	198,543.68
BLDG II	7/21/2023	8/21/2023	31.00	2023 08 23	122,640	165	15,207.36	28,978.49	44,195.85
BLDG I	8/22/2023	9/20/2023	29.00	2023 09 26	541,440	778	57,138.56	149,406.76	216,555.32
BLDG II	8/22/2023	9/20/2023	29.00	2023 09 26	115,680	166	14,344.32	31,921.13	46,275.45
BLDG I	9/21/2023	10/20/2023	29.00	2023 10 26	495,360	712	51,424.64	149,595.42	211,030.06
BLDG II	9/21/2023	10/20/2023	29.00	2023 10 26	116,640	168	14,463.36	35,224.50	49,697.86
BLDG I	10/21/2023	11/19/2023	29.00	2023 11 24	529,920	761	65,710.08	162,749.03	228,469.11
BLDG II	10/21/2023	11/19/2023	29.00	2023 11 24	120,960	174	14,999.04	37,149.24	52,158.28
BLDG I	11/20/2023	12/20/2023	30.00	2023 12 28	491,520	683	60,948.48	137,776.33	198,734.81
BLDG II	11/20/2023	12/20/2023	30.00	2023 12 28	118,080	164	14,641.92	33,098.61	47,750.53
BLDG I	12/21/2023	1/19/2024	29.00	2024 01 23	470,400	676	58,329.60	120,199.12	178,538.72
BLDG II	12/21/2023	1/19/2024	29.00	2024 01 23	115,680	166	14,344.32	29,559.17	43,913.49
SUMMARY					Average Monthly KWH	Average KW	Peak Load KW	Average Monthly Energy Cost	
BLDG I					497,870.77	705	1,200	195,026.02	
BLDG II					117,009.23	166	300	45,821.85	
TOTAL					614,880	871		240,847.87	

Figure 1 The Commonwealth Healthcare Corporation Property Footprint



Figure 2 Existing and Future Roof Top, Garage and Ground Mount Solar System



*** END ***