



**REQUEST FOR PRICING
FROM PRE-QUALIFIED FIRMS**

**Saint Paul Island
Climate Pollution Reduction Grant - Renewable
Energy Integration**

**Wind & Battery Energy Storage System
Infrastructure Project**

RESPONSE DUE by 5:00 P.M. AST on July 7th, 2025

Release Date: June 18, 2025

For complete information and updates regarding this procurement, please see the RFP posted at <https://www.aleut.com/rfq>. Thank you for your interest!

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I. BACKGROUND AND INTRODUCTION

The Aleut Community of Saint Paul Island (**ACSPI**) is seeking responses to this Request for Pricing (**RFP**) from Pre-Qualified Engineering and/or Architectural Teams (**FIRMs**) to select a team to design a project consisting of three (3) new 100 kW wind turbines, upgrades to three (3) existing 225 kW wind turbines to facilitate better integration into the distribution grid and installation of up to 3 MWh's of Battery Energy Storage Systems (**BESS**) in ACSPI's service area, as more fully described herein (**PROJECT**). ACSPI will be the PROJECT owner.

ACSPI seeks to include renewable energy generation and/or storage systems in its on-island network. This network is located on Saint Paul Island, Alaska, approximately eight hundred air miles west of Anchorage in the Bering Sea. This effort is intended to allow ACSPI to solicit experienced FIRMs to develop wind and/or BESS systems & equipment into the local power grid. This PROJECT will be the third of these renewable energy generation and/or storage systems on-island. The initial project was the installation of one Vestas V27 225kW wind turbine in 1999, with the second being an additional two V27 turbines in 2012.

FIRMs submitting pricing packages to design the PROJECT must include pricing to complete the design and other efforts to include initial conceptual design, permitting, electrical, civil, mechanical, controls final design, as well as controls and commissioning design, implementation and training. Optional design efforts that may be included are construction bid doc assistance, additional cost estimating, procurement and equipment recommendations, construction inspection and warranty tracking. The FIRM awarded this effort will be required to complete these tasks as described herein and within the required time and negotiated budget. ACSPI has identified rough equipment sites and developed minimal requirements for this PROJECT. ACSPI's expectation is to complete the PROJECT design, procurement, and construction by the end of calendar year 2027. Long lead times for procurement of the equipment in question along with challenging logistical parameters to get designers, equipment and constructors to the work area will need to be considered when submitting pricing. Please see below for more information on the PROJECT scope and pricing description. Any contract award will be based on "total best PROJECT value" of the qualified FIRMs as solely determined by ACSPI.

A complete response to this RFP will consist of providing pricing on the included pricing tables and a simple (no more than 5 page) document that describes all assumptions, exceptions and explanations for pricing as submitted in the included pricing tables. This document should be easy to understand, with contents and sections clearly identified. The contents should indicate the FIRM's name and address and include this PROJECT's name.

Complete responses must be submitted by email to Jacob Hassard, Engineering Manager at: jhassard@aleut.com and must be submitted by the due date and time specified in the below schedule of events. ACSPI's email timestamp shall be conclusive as to the date and time of receipt. ACSPI assumes no liability for untimely or non-delivery due to any cause.

Responses to this RFP will become the property of ACSPI. A copy of each timely submitted RFP will be retained for official files and become a public record, subject to general confidentiality provisions. All issued addenda including any answers to submitted questions will be available to be downloaded from the ACSPI website when they are made available. It is the FIRM's responsibility

to periodically check the website for addenda or updates to this RFP.

II. NOTICE OF PRICING SUBMITTAL REQUIREMENTS

Notice is hereby given that ACSPI has determined that, to be eligible to submit pricing to design this PROJECT, a FIRM must have been pre-qualified and determined to be one (1) of the ranked pre-qualified entities prior to submitting pricing for negotiation on this RFP. It is mandatory that all FIRMS who intend to submit a proposal in response to the RFP be one (1) of the ranked entities and be on the final qualified list. No proposal will be accepted from a FIRM that has failed to comply with these requirements.

Submission of all information and materials required by this RFP is mandatory. To be considered responsive and to evaluate RFP responses fairly and completely, FIRMS must comply with the format and submission requirements set forth in this RFP and provide all required information. Failure to do so may cause the FIRM and associated submittals to be nonresponsive and not qualified to receive further consideration in the evaluation process.

III. EVALUATION OF PRICING DOCUMENTS

The evaluation process shall follow sequential steps and utilize scoring criteria to ensure that each Pricing Document is evaluated in the same manner. The pricing proposals will be scored as follows:

- Timely receipt & proposal format. Did the proposal follow the requested format (no more than 5 pages of text along with filled out pricing schedule) and include all relevant information? Up to 10 points.
- Exceptions and assumptions. Were the assumptions and exceptions explained clearly along with an avoidance of “over-excluding” of project elements? Up to 20 points.
- Budget. Did the proposal come within a reasonable +/- factor of the expected design budget described here and in the RFQ? Up to 20 points.
- Pricing. Were the pricing tables completed using the general idea and structure shown with limited or at least well explained adjustments? Were all adjustments explained in detail and clearly understandable? How does the pricing compare to other pricing proposals? Up to 50 points.

Scoring of the pricing proposal will be combined with scores obtained through the qualification phase to award the design contract to the ‘lowest cost – best value’ FIRM as decided by the scores and scoring committee.

ACSPI reserves the right to interview any FIRM during the RFP evaluation phase and request presentations that may be helpful to complete a full evaluation.

IV. QUESTIONS AND CLARIFICATIONS

All questions or clarification requests must be received in writing by ACSPI no later than the due date and time indicated in the above Schedule of Events. Answers and/or clarifications deemed of sufficient importance to the implementation of this RFP will be provided in the form of an Addendum and will be posted on the ACSPI website in accordance with the above Schedule of Events.

From the issuance date of this RFP until a FIRM is selected, FIRMs are not permitted to communicate with any ACSPI staff or partnering stakeholder officials regarding this procurement, except as provided above, other than during interviews, demonstrations, and/or site visits, except at the direction of Jacob Hassard, Engineering Manager or Patrick Baker, ACSPI Executive Director.

V. SCHEDULE OF EVENTS

Following is the anticipated schedule for the remaining processes:

SCHEDULE OF EVENTS	
Issue Pricing Request	June 18, 2025
Questions Due to ACSPI	June 25, 2025
RFP Final Amendments Posted	June 27, 2025
RFP Responses Due	July 7, 2025
Design Notice of Award	July 11, 2025
Design to Include Permitting	July 2025 – Dec 2025
Design Additional Services Award / Negotiation	December 2025
Procurement of Major Items	Nov 2025 – Feb 2027
Construction and Installation	Jan 2026 – Dec 2027

Note: This schedule is tentative and may be subject to change if needed.

VI. PROJECT DESCRIPTION

The PROJECT for which ACSPI is seeking this RFP includes three (3) new 100 kW wind turbines, renovation of three (3) existing 225 kW wind turbines, a new BESS system of up to 3 MWh in size, a microgrid controller, controls systems upgrades, upgrading wind turbine power plant switchgear, transformers, etc. to increase the output capability originally designed for only two of the V27's supplying power to the City, upgrading the City power plant and distribution infrastructure to accept additional power sources and the BESS along with various controls and equipment upgrades.

The PROJECT site is located on Saint Paul Island, eight hundred air miles west of Anchorage, the nearest urban center. The island is inhabited by roughly 350 people, primarily individuals of native Aleut descent. Workers on the island consist of ACSPI employees, City of Saint Paul (CSP) employees, TDX (the local tribal corporation) employees and other workers employed in health care, retail sales, and government agencies. NOAA, USFWS, USCG and other governments

agencies have a minimal presence on the island. Local industries consist of fishing and crab harvest, processing, and tourism. The island is famous for being a fur seal rookery in the past and hosts several local rare birds and ducks as well as a herd of reindeer.

Should site visits or work on the actual island be needed, travel costs and resources should be considered carefully.

Travel to the island is expensive and unreliable at times, with fog, high winds and other weather conditions cancelling flights on a regular basis. Flights from Anchorage occur 3 to 4 times per week and cost \$1,800-\$2,100 each per round trip. RAVN Alaska is the regular flight service provider out of Anchorage. Charter flight services from smaller providers in Anchorage are also available. ACE Air Cargo also provides regular cargo flights of smaller freight items, up to three times a week.

Minimal housing is available from CSP, TDX and ACSPI and costs \$175-\$400 per night depending on seasonal availability or other factors. Lodging is available in older facilities either at the airport or in town, and is old, but well cared for and clean. Wi-Fi is available at almost all lodging locations.

Food is readily available at the local store, which is large and well stocked, but generally double the cost of what could be expected from a grocery retailer in Anchorage (which is still higher than retail in the lower 48). Most housing comes with equipment and tableware to prepare food from the store. Prospective respondents should know that it is not required to ship or bring food with you, but the store is not open for extended hours.

Vehicles can be rented from limited local agencies and individuals, but in general they are not to be relied upon. Travel should be coordinated with a local presence to secure lodging and transportation prior to purchasing flights or flying to the island.

Fuel is available at the City Gas Station and is generally 1.5 to 2 times the cost of fuel in Anchorage.

The island is powered by several generators, which are all fueled by diesel that is barged to the island throughout the year. There are also three existing wind turbines on the island currently owned by TDX. At present, one is operational and connected to the City power plant. When fully operational, any two of the three wind turbines can be connected to supply the City with wind power based on a request kW setpoint from the City Power Plant sent over a copper wire modem to modem connection. Any wind energy that isn't used, is dumped locally to the TDX Facility for heating building water. The dump load heaters are part of a fast control system to stabilize the impact of the wind turbine(s) on the City grid. A new controls system including fiber optic communications between all major system elements is needed, along with non-proprietary programmable logic controllers for all system elements along with remote monitoring and adjustment capability for all major system elements.

The power network on island is underground with limited exceptions. The City currently has plans, equipment and materials in place to replace the primary feed between the City and the TDX plant. That work is expected to be completed at the same time as the PROJECT.

Weather and local salty air deteriorate transformers and other outside equipment very rapidly.

Stainless steel casing or other protective measures are required for all outside equipment.

Barge service for large pieces of equipment is available from late spring to early winter from a limited number of barging companies. Very few of them come to Saint Paul Island as part of a regular route. Coastal Transportation out of Seattle travels to Saint Paul roughly every six weeks during the summer. Barging of heavy equipment, sizable items and containerized material should be coordinated early and planned for well in advance. Shipping smaller items can be regularly planned to arrive via air on RAVN or other freight providers.

VII. PROJECT DESIGN ELEMENTS

ACSPI expects the awarded FIRM to complete (at a minimum) the following tasks:

1. Preliminary Conceptual Design, to include:
 - a. System review of City and TDX equipment and issues
 - i. Review of select individual components of the TDX POSS Camp
 1. Review of which items need repairs and which can be retained
 - a. Existing tower repair needs
 2. Review of which items need re-designed and/or re-moved or adjusted
 3. Review of the current communications and management system for integration into the newer system as a whole
 4. Brief alternatives discussion/review of what should be done to combine both wind systems
 - ii. Review of select individual components and elements of the City Power Plant
 1. Review of system changes upcoming
 2. Review of existing connection and communication systems
 - b. Major element location & general planning
 - i. Review of possible utility corridors
 - ii. Review of wind turbine tower placement, alternatives analysis
 - iii. Review of BESS system placement issues/concerns
 - c. System component sizing and recommendations
 - i. Sizing of transformers / switchgear affected by the system changes
 - ii. Sizing of the microgrid controller
 - iii. Sizing confirmation of new wind turbines
 - iv. Sizing recommendations of the BESS
 - d. Draft design (up to 35%)
 - i. Rough sheet layout
 - ii. Exhibits needed for permitting
 - iii. Draft plans
 - iv. Discussions and meetings
 - e. Draft project cost estimate
 - i. Cost estimating of procurement of major items
 - ii. Rough construction cost estimates including logistics
2. Permitting to include at a minimum:
 - a. NEPA permitting

- i. Coordination of level of NEPA, approval of level of permit
 - ii. Assistance to ACSPI as needed (if ACSPI staff keep this element in house)
 - b. State of AK DEQ as applicable
 - c. City of St Paul Permitting
 - d. FAA Permitting
 - e. Other permits as applicable or required
- 3. Final Design, which may include:
 - a. Civil and sitework design
 - i. Foundations, structural needs for the BESS (whether inside a protected structure or protected by other means)
 - ii. Structural design for windmills including foundations and electrical linework
 - iii. Utility corridor design and layout
 - iv. Layout and/or description of items to be repaired on existing wind turbines
 - b. Electrical design
 - i. Tie-in system for the BESS
 - ii. Tie-in for wind turbines including any improvements to the existing network connecting those elements to the grid
 - c. Electrical plans and design of all replaced or upgraded switchgear or transformers
 - d. Controls systems and/or microgrid controller
 - i. Controls for BESS
 - ii. Controls for existing wind turbines
 - iii. Controls for new wind turbines
 - e. Comm control system
 - i. Fiber optic connection & equipment
 - ii. Remote access equipment
 - iii. Programmable logic controller system to include non-proprietary controls and programming as well as remote access and monitoring as needed
 - f. Updated project cost estimate
- 4. Construction closeout tasks, to include:
 - a. Integration of all controls systems to include landing, setup, programming and testing of controls system
 - b. Commissioning of all controls systems
 - c. Training of all system elements and controls

Other design services that may be added or included based upon budgetary or scheduling availability include (these will be negotiated prior to the closing of the design effort):

- 5. Construction Bid Doc creation and/or assistance
- 6. Additional detailed cost estimating
- 7. Construction procurement oversight and/or management
- 8. Construction management & inspection
- 9. Warranty oversight

It is unlikely that every specific design element can be included or captured here. Additional space is provided on the pricing tables for tasks that FIRMS may feel need to be included. It should also

be noted that pricing and scope of pricing for design services is a negotiated effort, where elements can be changed, adjusted or added & removed. Please feel free to add areas that may be lacking but also consider that ACSPI needs a budget to follow.

VIII. PROJECT BUDGET

The PROJECT budget is estimated not to exceed thirteen million dollars (\$13M) including permitting, design, procurement of major items, construction, commissioning, and training if necessary (subject to revision prior to construction phase). Any proposals received in response to this RFP providing design services greater than 10% of the PROJECT budget may be scored negatively.

IX. RESERVATION OF RIGHTS

The issuance of this RFP does not constitute a representation by ACSPI that ACSPI will enter into any contract. ACSPI expressly reserves the right at any time to:

- Waive any defect or informality in any response and/or correct or waive any error or defect in this RFP procedure.
- Reject any or all RFP responses.
- Terminate this process and commence a new RFP process.
- Prior to the RFP submission deadline, modify all or any portion of the selection procedures or criteria, including extending deadlines for accepting responses, the specifications or requirements for information required to be provided pursuant to this RFP, or the requirements for the format of the RFP response.
- Determine that no PROJECT will be pursued.

After completion of the RFP process, if the subsequent negotiations towards an agreement with the highest-ranked FIRM are not successful within the time allotted by ACSPI to the process, ACSPI may terminate the negotiations and negotiate with the next highest-ranked FIRM. This right shall be continued until a satisfactory contract can be negotiated, ACSPI rejects all proposals, or ACSPI terminates the process.

X. DISCREPANCIES

FIRMS finding discrepancies or omissions in the RFP or having any questions as to the meaning or intent of any part thereof shall submit such questions or concerns in writing to Jacob Hassard, via email to: jhassard@aleut.com. Duplicate, concurrent or overlapping standards or conditions will default to the highest applicable standard. ACSPI bears no responsibility for, and is not bound by, oral instructions or representations. Questions or Requests for Information are due by the date shown in the included schedule. Addenda to this RFP shall be considered a part of this RFP and shall become part of the evaluation and prequalification process.

XI. PROFESSIONAL AND STATUTORY REQUIREMENTS

The successful FIRM will not assign, transfer, or convey any interest in this RFP process, the RFP

process, or any contract that may result therefrom, and any such attempt shall be null, void, and of no effect.

The successful FIRM shall be solely responsible for the satisfactory work performance of all personnel engaged in performing the required work, including FIRM's authorized subcontractors and subconsultants. All work shall be performed by the successful FIRM or under the FIRM's direct supervision, and all personnel shall possess the qualifications, permits, and licenses required by state and local law to perform such services.

The successful FIRM shall be responsible for payment of all employees' wages and benefits and shall comply with all requirements pertaining to employer's liability, workers' compensation, unemployment insurance, and Social Security. By submitting a response to this RFP, the FIRM certifies that it is aware of all provisions of Alaska Labor Code and agrees to comply with such provisions during this RFP process, the RFP process if successful, and before commencing performance of any work pursuant to a contract, if one is awarded.

ACSPI requires all proposers to comply with equal opportunity policies. Contracts are open to all persons without regard to race, religion, color, national origin, sex, age, marital status, handicap, or political affiliation.