



60MW R.I.C.E. Generation Facility

October 28th, 2025

Request for Proposal:

Dalton Utilities is seeking engineering and architectural services to design a new power generation facility. The new facility will be designed and constructed to support full generation capacity of 6x20MW generators, whereas the initial capacity will be 3x20MW generators. The generators will be paralleled within an arc-resistant metal-clad switchgear lineup which will interconnect with a new substation for exporting. The new substation for export will be designed and constructed by Dalton Utilities, the prime engineer will coordinate the substation grading and drainage within the site development plans.

General Scope of Work:

The successful prime engineer will be required to:

1. Provide a Building Information Model (BIM) in industry standard format, for all systems being installed within the facility. This should include all electrical systems (to include conduits 0.75" and larger), piping, ductwork, and other systems required to be installed within the new building. The Model should be configured in a secure Autodesk Construction Cloud format for review during the design process by the Owner and/or Owner's Representatives.
2. The project team should anticipate both remote and onsite team meetings for coordination purposes with Dalton Utilities.
3. Provide drawing packages, 30%, 60%, 90%, along with Technical Specifications. Provide industry standard models, and files at each deliverable for Owner and/or Owners Representatives review. In addition, providing Rough Orders of Magnitude (ROM) cost breakdowns at all milestones as indicated.
4. Conduct all coordination with equipment manufacturer(s) for the specification of materials procured by the installing contractor, the Owner, or Others. Provide a matrix of equipment procurement and installation responsibilities during the design process for construction bidders.
5. Conduct all coordination for utility interconnections such as substation, ancillary power, sanitary sewer, water, natural gas, and pipeline requirements.
6. Design storage tanks for diesel fuel backup and assist with all required permitting for associated fuel supply.
7. Ensure the design meets all Local, State, and Federal regulatory and environmental requirements.
8. Provide all permitting assistance.

9. Conduct all Factory Acceptance Testing (FAT) for paralleling switchgear, PLC, Generators, and Ancillary Systems required by the Owner.
10. Provide all testing and commissioning services during construction.
11. Provide project engineering construction support services.

Site Selection and Location:

Looper Bridge Road
Land Lot 14, 13th District, 3rd Section
Whitfield County, Georgia

Plant Configuration

The design team will be required to coordinate all infrastructure requirements for an initial (3) 20MW units with (3) 20MW future units within the facility. This should include building sizing, along with the infrastructure to support the future mechanical systems, electrical systems, controls, SCADA, fire protection, HVAC, and pipeline interconnections.

The site will be developed to accommodate a substation for transmission interconnect and building with parking sized for full capacity of the generation plant. This would include survey, coordination of all grading, storm drainage, sanitary, water, backup diesel storage, ancillary electrical, and ancillary natural gas. In addition, this would include coordination of all underground duct banks for full capacity of the generation plant to a substation located onsite, and pipeline interconnection.

Conduct all Geotechnical Engineering studies for structural designs.

The building will require the following spaces:

1. Offices
2. Open Offices
3. Server Room with raised floor
4. I.T. Room
5. Control Room with raised floor
6. Conference Room
7. Electrical Room
8. Mechanical Room
9. Laundry Room
10. Storage Room
11. Lavatories
12. Locker Rooms
13. Break Room
14. Warehouse Space
15. Maintenance Shop
16. Powerhouse

Process Description

1. Gas Supply

- Pipeline interconnection by Dalton Utilities
- Compressor and/or Regulator Station(s) requirements to be determined by Design Engineer and implemented into the Construction Documents
- Gas Interconnect to Generator(s) to be designed by the Engineer and implemented into the construction documents
- Natural gas piping design to accommodate (3) 20MW future generators such that there is no interruption to the generation plant.

2. Power Generation

- MAN V51/60G Gas Engine
- 3x20MW reciprocating internal combustion engine lineups
- 13.2kV output voltage
- Generators to be paralleled on an arc-resistant metal-clad paralleling switchgear lineup for grid interconnection. Switchgear design and specification to be constructed such that it can be maintainable while under load.
- Neutral grounding resistors
- All ancillary systems, medium voltage connections, low voltage connections, Instrumentation & Controls, and SCADA systems.

3. Power output target:

- Initial (3) 20MW units for a total of 60MW
- Full capacity total of (6) 20MW units for a total of 120MW

4. Waste Management & Emissions Control

- Emission reduction technologies (SCR, electrostatic precipitators).
- Waste heat recovery systems.

5. Major Equipment Specification

- Reciprocating internal combustion engine generator package to include all mechanical and electrical auxiliary systems
- Fuel gas system
- Exhaust systems including all ductwork and structural systems
- Lube Oil Systems
- Natural gas compressor and/or regulator stations
- Cooling systems (air or water-cooled condensers)
- Charge Air System
- Oily Water System
- NOx and CO Control Systems
- Compressed Air Systems
- Fire Protection Systems
- Lightning Protection Systems
- SCADA Systems
- PLC, HMI, Instrumentation & Controls, and Remote Panels
- Fiber Optic Cabling

- Low Voltage Structured Cabling Systems
- Medium Voltage Systems
- Low Voltage Systems
- DC/UPS Systems
- Networking Equipment
- Standby Black Start Generator and Automatic Transfer Switch
- Server Room, I.T. Room, and Control Room Cooling Systems
- Plant Electrification and Grounding
- Cathodic Protection Systems
- Sound dampening acoustics within generation plant
- Fire Alarm Mass Notification System
- Security Camera Systems
- Access Control Systems

6. Civil & Mechanical Infrastructure

- Site Survey
- Geotechnical Engineering
- Site development to accommodate a new substation, building, and parking lot
- Foundations and structural design
- Fuel and water storage tanks
- Access for pipeline interconnections
- Utility interconnections for sanitary, water, natural gas, and electrical
- Stormwater
- Gas interconnections to generators
- HVAC systems design
- Fire Protection System Design

7. Control & Instrumentation

- Distributed Control System (DCS)
- SCADA integration
- Safety and alarm systems

8. Electrical Systems

- Building power and lighting systems design and specifications
- Ancillary power systems for generation equipment
- Emergency Power Systems (Life Safety and Optional Standby)
- Power Evacuation System
- Generator Protection Relay Specification
- Paralleling Switchgear Design and Specification
- Power Systems Modeling and Studies in SKM Power Suites during the design phase such as:
 - Short-Circuit Analysis
 - Protective Device Coordination

- Neher-McGrath heat calculations for all underground ducts
- Cable Pulling
- Fire Alarm and Mass Notification Systems
- Voice / Data Network Systems Designs
- Lightning Protection Systems Design and Specification
- Grounding Systems Design and Specification
- Security Camera Systems
- Access Control Systems

9. Environmental & Safety Considerations

- Compliance with local environmental standards
- Safety protocols and emergency shutdown procedures

10. Project Schedule & Cost Estimation

- 30% Construction Documents with ROM of +30%
- 60% Construction Documents with ROM of +20%
- 90% Construction Documents with Technical Specifications, and ROM of +10%
- Issued For Bid Documents
- Issued For Construction Documents

A. Detailed Engineering Services

Detail Engineering includes completion of all Engineering related documents including preparation of detailed scaled drawings of the project stamped by a Licensed Professional Engineer registered in the State of Georgia, preparation of project Specifications, preparation of any required permits, proposed budget estimate and schedule to act as a project baseline during bidding and construction execution, and a list of completed deliverables upon project completion.

Dalton Utilities will be heavily involved in the design decisions for the facility. The Engineer should plan on several meetings with the Dalton Utilities Operations and Engineering group to discuss progress and ensure the preliminary design is proceeding in accordance with Dalton Utilities' expectations.

Please limit proposal to 20 sheets and include resumes of responsible Professional Engineers for each engineering discipline described in the General Scope listed above. Provide estimate of hours and a detailed rate sheet to perform the activities listed in the General Scope. Also provide proposed schedule assuming the plant in service date is January 1st, 2029.

Any clarifications on the project scope listed above must be submitted in writing or via email to:

Mr. David Keaton
Director of Energy Services
Dalton Utilities
1200 VD Parrott Jr Parkway / PO Box 869
Dalton, GA 30721
dkeaton@dutil.com

All inquiries will be answered as an addendum to the RFP.

Please submit responses to the RFP no later than 2:00 PM Monday, February 2nd, 2026 to:

Mr. David Keaton
Director of Energy Services
Dalton Utilities
1200 VD Parrott Jr Parkway / PO BOX 869
Dalton, GA 30721
dkeaton@dutil.com