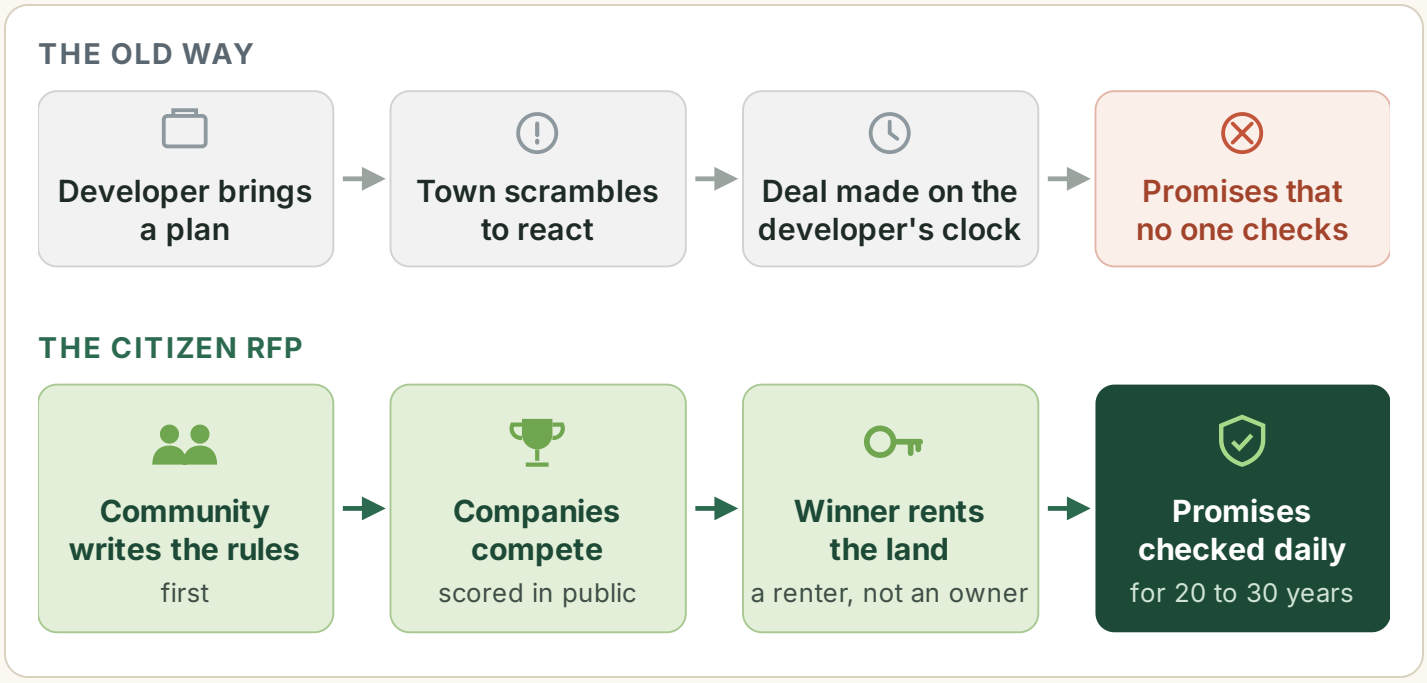
THE CITIZEN RFP

Your town sets the rules. *Big tech follows them.*

Today, a developer shows up with a plan and the town is left to react. The Citizen RFP flips that. Your community writes the rules first, and data center companies compete to meet them.



Protection

Community Sentry

A 24/7 watchdog on noise, heat, air and water. Anyone can check it on their phone.

SEE PAGE 2 →

Participation

Community Amenities

A farm, a community center, job training and parks that your town can require.

SEE PAGE 3 →

"No" is a fair answer. If no company meets your rules, nothing gets built. That means the process worked.

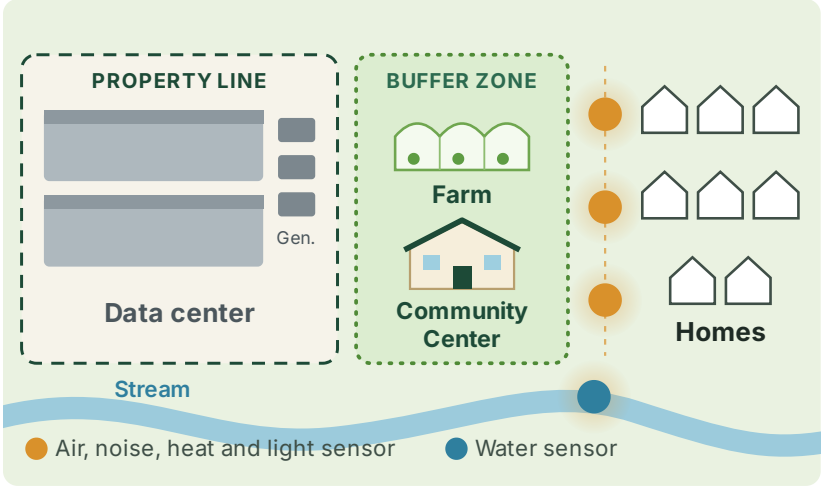
PART 1 · PROTECTION

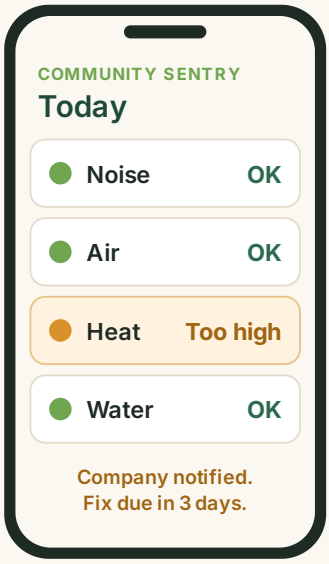
Community Sentry

A watchdog for the data center that you can check on your phone.

GreenPlex engineers, architects, designers and earth scientists create a sensor network around the data center campus to monitor noise, heat, air and water all day, every day. If a reading goes over the limit, the GreenPlex Brain Trust and the community see it on the Sentry dashboard, and it gets fixed.

WHERE THE SENSORS GO





Sample screen

WHAT SENTRY WATCHES

Noise
Even the low hum you feel

Heat & humidity
Is it hotter near our homes?

Air
Fumes from backup generators

Water
Water use, wells and streams

Night lights
Keeping the night sky dark

Generators
No test runs at night

HOW IT WORKS

1 **Measure**
Sensors check all day, every day.

2 **Alert**
Too high? An alert goes off.

3 **Share**
Everyone sees it on their phone.

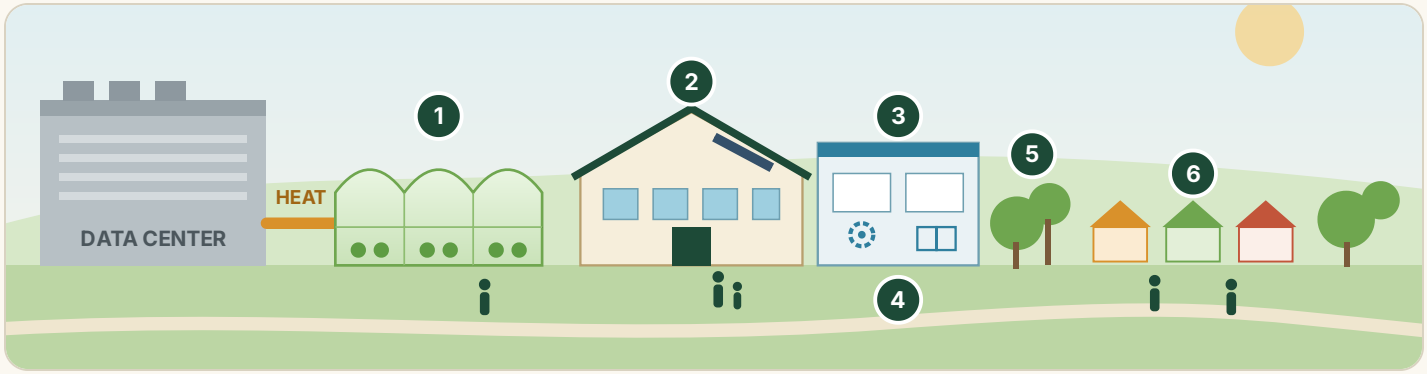
4 **Fix**
The company pays to fix it.

PART 2 · BENEFITS

Community Amenities

Things your town can ask big tech companies to build, and keep open.

A data center hires few people and gives neighbors little they can use. With the Citizen RFP, your town can require real benefits and write them into the contract.



Indoor farm 1
Fresh local food all year, grown with the data center's extra heat.

Community center 2
Meeting rooms, small-business space and low-cost internet.

Learning lab 3
Hands-on science, robotics and a maker space for local students.

Job training 4
Classes and paid apprenticeships that lead to good local jobs.

Parks & trails 5
Green space and places to walk and play, open to everyone.

Farmers market 6
Buy food grown on site and meet your neighbors.

THE RULES THAT MAKE THEM LAST

Built first
Ready before the data center turns on.

Paid for
Money set aside to run them for decades.

Open to all
For every resident, not just employees.

Here to stay
They stay even if the company sells.

How do we get there?

GreenPlex works with your town in six stages, from the first site visit to daily monitoring.

See page 4 →

PART 3 · HOW WE WORK

Our Process

A brain trust of scientists, engineers and experts, working with your town.



HOW YOUR CITIZEN RFP COMES TOGETHER



THE SIX STAGES

Study the site 1
Power, water, air, weather, roads, traffic and nearby homes.

Listen to residents 2
Your limits on heat, power, water, emissions, noise and looks.

Choose amenities 3
Green space, garden plots, a learning center, meeting rooms, play areas.

Design solution 4
We design the campus and negotiate your requirements into binding contracts.

Measure first 5
Monitors record air, water, heat, sun and wind before building starts.

Watch & act 6
Sentry shows live readings. Enclave alerts you and hosts a forum.

Sentry keeps watch. Enclave helps you act.

GreenPlex Sentry gives your community an accurate dashboard of how the campus affects nearby neighborhoods. If a promise is broken, Sentry alerts residents and opens Enclave, an online forum to set priorities and decide on enforcement.

Want this for your town? greenplex.ai

Please contact John May | jmay@greenplex.ai | (703) 624-2719