

THE PORT AUTHORITY OF NY & NJ
PROCUREMENT DEPARTMENT
4 WORLD TRADE CENTER
150 GREENWICH STREET, 21ST FL.
NEW YORK, NY 10007

8/28/2018

ADDENDUM # 4

To prospective Proposer(s) on RFP # 53150 – Solar Photovoltaic (PV) Power Generating System on the roof of the West Parking Garage at the Port Authority of New York & New Jersey’s LaGuardia Airport:

- RFP now due September 12, 2018 at 2:00 PM.

I. CHANGES/MODIFICATIONS

The following changes/modifications are hereby made to the solicitation documents:

- A. In the RFP, Part I, Section 8, entitled “Proposal Submission Requirements,” paragraph H, entitled “Proposal,” subsection i, entitled “Cost of Proposal,” subparagraph a.(3), on page 20, third line, delete “carport.”
- B. In Attachment D, entitled “Power Purchase Agreement,” Part II, entitled “Scope of Work and Specifications,” Section 2, entitled “System Design,” page 40, first paragraph, second line, delete “carport.”

II. PROPOSER’S QUESTIONS AND ANSWERS

The following information is available in response to questions submitted by prospective Proposers. The responses should not be deemed to answer all questions, which have been submitted by Proposers to the Port Authority. It addresses only those questions, which the Port Authority has deemed to require additional information and/or clarification. The fact that information has not been supplied with respect to any questions asked by Proposers does not mean or imply, nor should it be deemed to mean or imply, any meaning, construction, or implication with respect to the terms.

The Port Authority makes no representations, warranties or guarantees that the information contained herein is accurate, complete or timely or that such information accurately represents the conditions that would be encountered during the performance of the Contract. The furnishing of such information by the Port Authority shall not create or be deemed to create any obligation or liability upon it for any reason whatsoever and each Proposer, by submitting its Proposal, expressly agrees that it has

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not relied upon the foregoing information, and that it shall not hold the Port Authority liable or responsible therefor in any manner whatsoever. Accordingly, nothing contained herein and no representation, statement or promise, of the Port Authority, its Commissioners, officers, agents, representatives, or employees, oral or in writing, shall impair or limit the effect of the warranties of the Proposer required by this Proposal or Contract and the Proposer agrees that it shall not hold the Port Authority liable or responsible therefor in any manner whatsoever.

Q1. Are the solar panels required to be mounted on “carport” structures on the roof of the garage?

A1. Refer to the Changes/Modifications to the RFP noted above. The Port Authority is seeking proposals for a solar PV system utilizing simple roof mount technology. The panels can be mounted directly on the roof. Carport structures are not to be employed.

Q2. Will the Port Authority be paying for and constructing the riser to the roof?

A2. Yes. The eight, 4-inch conduits running from the roof down to the lowest parking level, as described in Exhibit 2C (page 35), are in the process of being installed and should be available by the time construction of the system commences.

Q3. Must the Proposer use Union labor under this Contract?

A3. Refer to Part I, section I, entitled “Union Jurisdiction,” page 6 and Attachment E, entitled “Standard Contract Terms and Conditions,” section 9, entitled “Harmony.”

Q4. Does the West Parking Garage have New York City Electrical Advisory Board approval, and if so, is it approved for solar?

A4. New York City Electrical Advisory Board approval is not required. The Port Authority is a distinct governmental agency with its own building specifications and approvals which are administered through its Tenant Construction and Alteration Process (“TCAP”). More information on the TCAP process can be found at: <http://www.panynj.gov/business-opportunities/tcap/>.

Q5. What is the roof height of the West Parking Garage?

A5. The roof height is approximately 85 feet above grade.

Q6. What is the structural reserve capacity of the roof of the West Parking Garage?

A6. Structural reserve capacity is not available. However, the roof was designed with a live load capability of 20 PSF. The precast concrete roof level was designed for future solar panels.

Q7. Can the Port Authority provide utility bills to determine the avoided cost of onsite solar usage?

A7. Utility bills are not available however, LaGuardia Airport purchases power from the New York Power Authority under its SC-69 tariff. Currently, that “all-in” rate is approximately \$0.11 per kWh.

Q8. Has a glare study been performed on the West Parking Garage?

A8. No. It is the Proposer’s responsibility to perform the glare study and include in its design package all required FAA documents for submission by the Port Authority to the FAA for review and approval. See RFP Attachment D, Part II, entitled “Scope of Work and Specifications”, pages 38 to 40.

Q9. Will areas be provided for laydown of materials and vehicle parking?

A9. Due to the amount of construction at LaGuardia Airport, the Port Authority will not be able to offer areas for material laydown or vehicle parking. Strict coordination with the Port Authority regarding construction scheduling will be required throughout the construction period. In general, Proposers should also be aware of the following conditions:

- Personal vehicles and small Contractor vehicles may be parked in the garage, but the Contractor must pay the daily parking rate.
- Large delivery trucks and construction equipment is not allowed in the garage.
- Material deliveries must be scheduled with the Port Authority and can only be made during non-peak hours (evening to early-morning, 7 days a week).
- The roof can be used for material laydown.
- Cranes may only be utilized during non-peak hours.
- Cranes may only be set up in the grass areas next to the garage.
- No part of any crane shall extend beyond the grass areas.
- Use of cranes may trigger the need for FAA permitting. During construction, details regarding any proposed crane must be submitted to the Port Authority for review by Aviation Technical Services who will determine the need for FAA approval.

This communication should be initialed by you and annexed to your Proposal upon submission.

In case any Proposer fails to conform to these instructions, its Proposal will nevertheless be construed as though this communication had been so physically annexed and initialed.

THE PORT AUTHORITY OF NY & NJ
Selene Ortega, Manager
Commodities and Service Division

PROPOSER'S FIRM NAME: _____

INITIALED: _____

DATE: _____

QUESTIONS CONCERNING THIS ADDENDUM MAY BE ADDRESSED TO
Richard Grehl, WHO CAN BE REACHED AT (212) 435-4633 or at rgrehl@panynj.gov.