

## SUMMARY

### PART 1 - GENERAL

#### 1.1 RELATED DOCUMENTS

- A. T3104 Bid Solicitation with bulletins, Solar Power Purchase Agreement, T3104 Method of Operation, T3104 Solar PPA Base Rates and Escalation Rates Sheet, Bid Proposal Form, Bid Evaluation Tool, Post Bid Review Certification, and New Jersey Standard Terms and Conditions that specifically pertain to this Blanket P.O.

#### 1.2 SUMMARY

- A. Section Includes:

1. Project information.
2. Work covered by Contract Documents.
3. Phased construction.
4. Work by Owner.
5. Work under separate contracts.
6. Future work.
7. Access to site.
8. Coordination with occupants.
9. Work restrictions.
10. Special Considerations when developing Solar PV on Property

- B. Related Requirements:

1. The Power Purchase Agreement is subject to and incorporates by reference all of the terms and conditions present in the original Bid Solicitation # 18DPP00260, T3104 Solar Power Purchase Agreements, awarded on December 13, 2019. In the event of any conflict between this Power Purchase Agreement and the Bid Solicitation, the Bid Solicitation will prevail.

#### 1.3 PROJECT INFORMATION

- A. Project Identification: A1322-01 Edna Mahan / HDC Solar PPA
- B. Project Location:      Edna Mahan Correctional Facility , 30 County Road 513 ,Clinton, NJ 08809 / Hunterdon Development Center, 40 Pittstown Road, Clinton, NJ 08809
- C. Owner / Agency:      Department of Corrections / Department of Human Services
- D. Owner Consultants: The Owner has retained the following design professionals who have prepared designated portions of the Mini-Bid Documents:

1. Mott MacDonald - 111 Wood Avenue South, Iselin NJ 08830-4112 has prepared the following documents for Bidding reference:
  - a. GA-001Rev D – Drawing Identifying Available Areas for Development / General Arrangement
  - b. Energy Yield Estimate Dated 6/23/20
  - c. Environmental Review Dated 11/15/19
- E. Treasury Contract Manager: Anthony R. Mazzella, Jr. , [anthony.mazzellajr@treas.nj.gov](mailto:anthony.mazzellajr@treas.nj.gov) (609)203-5593
  1. A Contract Manager has been engaged for this Project to serve as an advisor to Owner and to provide assistance in administering the Contract for Pre & Post Construction Phase compliance between Owner and Contractor.

#### 1.4 WORK COVERED BY CONTRACT DOCUMENTS

- A. The Work of Project is defined by the Contract Documents and consists of the following for Vendor reference in preparing bid:
  1. All reference documents are found in Bulletin A of this mini-bid
    - a. Historical energy use data
    - b. Electric one-line diagrams
    - c. Site plans illustrating acceptable areas proposed by the owner for solar array development
    - d. As-Builts for the site that may identify constraints, such as:
      - 1) Surface water
      - 2) Overhead power lines
      - 3) Railroads
      - 4) Pipelines, sewers, and other underground utilities or identified obstructions
      - 5) Site access
      - 6) Adjacent property owners
    - e. Solar Resource Evaluation performed by Owners Consultant
    - f. Environmental Desktop Review
      - 1) Land cover
      - 2) Zoning
      - 3) Wetlands and water bodies
      - 4) Soils
      - 5) Threatened and endangered species
      - 6) Floodplains
      - 7) Soil types and steep slopes
      - 8) Known hazardous waste sites
- B. Type of Contract:
  1. Project will be constructed under a PPA (power purchase agreement)

2. Vendors are advised to comment on the PPA contract during question / answer period of the engagement, if clarification is needed related to the terms.

1.5 PHASED CONSTRUCTION

- A. The Work on this site shall be conducted in a single phase.

1.6 WORK BY OWNER – if applicable

- A. General: Cooperate fully with Owner so work may be carried out smoothly, without interfering with or delaying work under this Contract or work by Owner. Coordinate the Work of this Contract with work performed by Owner.
- B. There are currently no projects in the next 18 months on either site that appear to impact the development of solar. In que is the possibility of an abatement project within the fenced area, camera project within the fenced area, potable water treatment upgrades on DHS side, and new greenhouse on DHS side. Location drawings have been included in Bulletin A for DHS side.

1.7 WORK UNDER SEPARATE CONTRACTS – if applicable for paving / roofing / etc

- A. General: Cooperate fully with separate contractors so work on those contracts may be carried out smoothly, without interfering with or delaying work under this Contract or other contracts. Coordinate the Work of this Contract with work performed under separate contracts.

1.8 FUTURE WORK – if applicable

- A. The Contract Documents include requirements that will allow Owner to carry out future work following completion of this Project; provide for the following future work:
  1. Developer will design canopies (if alternate is accepted) to allow for the ability to maneuver paving equipment within the parking areas following the installation.

1.9 ACCESS TO SITE

- A. General: Contractor shall have limited use of Project site for construction operations as indicated on Drawings by the Contract limits and as indicated by requirements of this Section.
- B. Use of Site: Limit use of Project site to areas indicated on the drawing. Do not disturb portions of Project site beyond areas in which the Work is indicated without prior approval.
  1. Limits: Confine construction operations to areas shown on Drawing GA-001 Rev D. Reasonable staging and laydown location will be discussed and approved by the Owner prior to construction commencement.
  2. Driveways, Walkways and Entrances: Keep driveways and entrances serving premises clear and available to Owner, Owner's employees, and emergency vehicles at all times. Do not use these areas for parking or storage of materials.

- a. Schedule deliveries to minimize use of driveways and entrances by construction operations.
- b. Schedule deliveries to minimize space and time requirements for storage of materials and equipment on-site.

#### 1.10 COORDINATION WITH OCCUPANTS

- A. Full Owner Occupancy: Owner will occupy site and all building(s) during entire construction period. Cooperate with Owner during construction operations to minimize conflicts and facilitate Owner usage. Perform the Work so as not to interfere with Owner's day-to-day operations. Maintain existing exits unless otherwise indicated.
  1. Maintain access to existing walkways, corridors, and other adjacent occupied or used facilities. Do not close or obstruct walkways, corridors, or other occupied or used facilities without written permission from Owner and approval of authorities having jurisdiction.
  2. Notify Owner not less than 72 hours in advance to confirm activities that will affect Owner's operations. Prior approval by the Contractor of this impact to Owners operations will be requested, as a task within the overall construction schedule, to allow for facility planning and preparation.

#### 1.11 WORK RESTRICTIONS

- A. Work Restrictions, General: Comply with restrictions on construction operations.
  1. Comply with limitations on use of public streets and with other requirements of authorities having jurisdiction.
- B. On-Site Work Hours:
  1. For work areas surrounding the Edna Mahan Facility: Limit working hours from Dawn to Dusk, Monday through Saturday.
  2. For work areas surrounding the Hunterdon Developmental Center: Limit working hours of 7am to 3:30pm, Monday through Friday, no weekends or holidays.
- C. Existing Utility Interruptions: Do not interrupt utilities serving facilities occupied by Owner or others unless approved and then only after providing temporary utility services.
- D. Noise, Vibration, and Odors: Coordinate operations that may result in high levels of noise and vibration, odors, or other disruption to Owner occupancy with Owner.
- E. Nonsmoking Campus / Site: Smoking is prohibited in any area of any building or on the grounds of this site.
- F. Controlled Substances: Use of tobacco products and other controlled substances is not permitted.
- G. Employee Identification: The New Jersey Department of Corrections / ID unit will provide identification tags for Contractor personnel working on Project site. Details related to ID

application provided in Bulletin “A”. All personnel are required to use issued identification tags at all times. When working on the Hunterdon Developmental Site, all employees shall wear clothing to allow for quick identification that the individuals work for the Contractor. Note that Orange or Khaki colored clothing is not acceptable to be worn on the Edna Mahan Site.

#### 1.12 SPECIAL CONSIDERATIONS WHEN DEVELOPING SOLAR PV ON PROPERTY

- A. Special Access Concerns
  - 1. On the Hunterdon Developmental Site, the Contractor shall comply with the March 2020 / Contractor Rules Regulations and Administrative Decisions document provided in Bulletin “A”.
- B. Badge out / Badge in required
  - 1. On the Hunterdon Developmental Site, the Contractor shall comply with the Covid Addendum to the Contractor Rules, describing signing in and out of all employees that will work on site daily. This is provided in Bulletin “A”.
  - 2. On the Edna Mahan Site, the Contractor will provide a daily detailed attendance list for all (previously approved / ID badged) employees actually on-site, which will be e-mailed by the end of each day to the appropriate parties, in compliance with Covid requirements.
- C. Emergency Medical Response set in place for the facility
  - 1. Vendor Shall provide Safety Plan for project
- D. Maximum duration from the signing of the PPA to the Commercial Operation Date is **365 Calendar Days** and is identified as such within the PPA. The anticipated milestones with description of each are identified within Part 3 of this summary spec.
- E. Construction parking or access concerns for construction equipment does not appear to be an issue at this site, due to its rural area surrounding the campus. The Contractor shall ask questions during the bid if special parking / access needs to be considered.
- F. Loss of parking spaces (if any) consumed by Canopy structural supports will be considered during the Post Bid Interview
- G. Height of carport shall allow for adequate access for snow removal and paving.
- H. The Contractor is responsible to acquire any and all prior approvals needed for the development and construction of their system, which may include, but not limited to - soil conservation / stormwater discharge / land use regulation / natural and historic resources / solid & hazardous waste / regional & federal agencies / etc.
- I. It should be noted that the Agency shall receive the annual insurance requirements / yearly statement verifying coverage from Vendor during the PPA duration – Example only, not to conflict with Bid Solicitation requirements: (a) maintaining property insurance on system for replacement cost thereof, (b) commercial grade liability insurance with coverage of at least \$1,000,000 per occurrence and \$2,000,000 annual aggregate, (c) employer’s liability insurance with coverage of at least \$1,000,000 and (iv) workers’ compensation insurance as required by law.

## PART 2 - PRODUCTS

### 2.1      Solar Array and Balance of System (BOS)

- A.    Each using agency must determine if it is required to specify all US materials, pursuant to relevant and applicable law.
  - 1.    The Buy American Act is Not Applicable to this specific site engagement.
- B.    Base Rate Pricing Line to be filled in on the Bid Proposal Form must match the Vendor (Contractor's) Rate from the **SOME OR ALL US MATERIALS** Price List found in the T3104 Contract.
- C.    Vendor shall provide product manufacturer information associated with proposed system at Post Bid Interview to determine ratings / quality of equipment.

## PART 3 - EXECUTION

### 3.1      MILESTONES

- A.    Invitation to qualified Vendors based on anticipated System Size and Region
  - 1.    Provide Vendors with Engagement Bid Package consisting of information identified in 1.4 A & B of this spec section, in addition to the Bid Proposal Form.
- B.    Mandatory Pre-Bid
- C.    Distribution of Bid Bulletin(s) including Meeting Minutes and responses to question / answer period.
  - 1.    All questions associated with the site specific PPA agreement must be asked and answered during this period.
- D.    Submittal of Sealed Bid with \$10,000 Bid Bond and Bid Opening Process
- E.    Evaluation of Sealed Bid Utilizing Bid Evaluation Tool Form
- F.    Notification for Interview to Vendor providing best overall savings to the State
- G.    Vendor Post Bid Interview and completion of certification of bid verifying contract compliance with original bid solicitation pricing and adder rate.
- H.    Owner's Solar consultant provides recommendation for award / not to award, based on Vendor post bid interview.
- I.    Owner / Using Agency & Vendor sign PPA agreement with notification to the T3104 Contract Manager prior to execution.
  - 1.    Payment & Performance bonds will be required by the Vendor, at the time of the signing of the PPA agreement

- J. Upon execution of contract, vendor will provide an overall project schedule with adequate durations to reflect the Design effort associated with the construction phase. The detailed tasks required to be identified on this schedule include but are not limited to:
1. Submit to the State the name of all contracted consultants / engineers to design the system.
  2. All Interconnection agreement tasks required by utility from first contact through final approval
  3. Site assessment visits (block of time needed) by consultants / contractors to facilitate the design effort
    - a. This effort will be further detailed as required for coordination / access with the agency
  4. Listing of all tasks and durations for site specific prior-approvals – soil conservation / stormwater discharge / land use regulation / natural and historic resources / solid & hazardous waste / regional & federal agencies / etc.
  5. Schematic design submittal to DPMC or DCA depending on project specific connection with 2 week review duration
    - a. The contractor shall provide the DHS & DOC with details on the location and routing methods of all transmission lines that fall outside the areas designated for development. This will be reviewed and approved by both agencies, prior to proceeding to the next stage of design.
  6. Design development submittal to DPMC or DCA depending on project specific connection with 2 week review duration
  7. Final design submittal to DPMC or DCA depending on project specific connection with 2 week review duration
  8. Permit submittal to DPMC or DCA depending on project specific connection with 2 week duration for issuance following Vendor issuance of checks for permits.
  9. Submit to the State the name of all contracted DPMC classified contractors to install the system
    - a. Trades requiring named DPMC contractors shall be Electrical, Structural Steel, Plumbing, Mechanical, & General Construction
  10. Notice to Proceed for installation subcontractor(s) with construction duration.
- K. Upon completion of the project permitting and necessary pre-approvals, and once the Vendor has given the installing subcontractor a notice to proceed, a detailed construction schedule must be provided with adequate durations to reflect the Construction effort to meet the Commercial Operation Date or Service Start Date identified in the PPA. The detailed tasks required to be identified on this schedule include but are not limited to:
1. Kick off meeting with the Agency to confirm logistics and site requirements for performing work.
  2. Bi-weekly construction schedule look-ahead distributed – depending on complexity of system and adjacency to agency operated buildings / parking lots / etc.
  3. Schedule of any cut-overs / utility shut downs required
  4. Any work that needs to be completed as part of the interconnection agreement on the part of the utility, as it impacts the critical path.
  5. Tasks broken out by area for work to be completed associated with rough in, fixture install, and testing of components of the installed system. This may need to be broken out in greater detail, as needed for parking area canopies and coordination with the agency.
  6. Lead time for materials.

7. DCA inspections required for rough in, fixture / component install, and final test reports to maintain schedule. Also include other inspections that may be required, such as Soil conservation kick off inspection, FAA, etc.
  8. High speed internet data line and metering task
  9. Provide a task for the submittal and implementation of the commissioning plan with durations.
    - a. This plan documents how the system will be functionally tested to verify proper operation. This includes all electrical test data during construction and commissioning. Provide a checkout list with completion signatures to document the commissioning progress and completion. Provide a final release for commercial operation upon completion of commissioning. This includes testing, relaying. And metering for proper inputs and trip operations.
- L. Commercial Operation Date and Decommissioning Security Requirement
1. Upon the Vendor providing written notice that the system is mechanically complete and capable of providing electric energy to the delivery point, the Vendor will contract a 3<sup>rd</sup> party estimator using an estimating consultant to establish the value to be used in determining the acceptable security instrument as set forth in section 2.2 of the RFP.
  2. This Decommissioning Security Requirement must be fulfilled at least 30 days before the Commercial Operation Date. The value established by the estimator is subject to annual escalation on each anniversary of the Commercial Operation Date and in accordance to the Consumer Price Index (CPI) Inflation Calculator, as described in U.S. Bureau of Labor Statistics, [https://www.bls.gov/data/inflation\\_calculator.htm](https://www.bls.gov/data/inflation_calculator.htm).

END OF SITE SPECIFIC REQUIREMENTS