

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: A1322-02 NJDOT Headquarters Solar PPA

1. Project Location: 1035 Parkway Avenue, Ewing NJ 08618

B. Owner / Agency: NJ Department of Transportation

1. Owner's Representative: Naveen Penmetcha

C. Owner Consultants: The Owner has retained the following design professionals who have prepared designated portions of the Contract Documents:

1. Gannet Fleming, has prepared the following portions of the Contract Documents:

- a. E101 thru E104 – Drawings Identifying Available Areas for Development / General Arrangement with Energy Yield Estimate & Electrical Service Locations
 - b. Desktop Environmental Review - Summary of Environmental Considerations
 - 1) Delaware & Raritan Commission Review Zones
 - 2) EMS – PDES Map (Environmental Discharge – Pollutant Discharge)
 - 3) Historic Contamination Map
 - 4) Impervious Soil Map
 - 5) Soils - SSURGO Map
 - 6) Streams - wetlands Map
- D. Treasury Contract Manager: Anthony R. Mazzella, Jr. , 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 provided by PSE&G for all applicable meters
 - b. Electric one-line diagrams
 - c. Site plans illustrating acceptable areas proposed by the owner for solar array development
 - d. Site assessment performed by Owner consultant to identify site constraints
 - 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. Site Plan with Electric Meter Locations
 - g. 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) WSP Solutions - Soil & Monitoring Well information Report dated 4/7/2020
- 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. Due to the limited swing space for NJDOT employee parking at this site, the Work shall be conducted in phases. As part of the bid submission, the vendor shall provide an overall project schedule identifying how they will comply the facilities work restrictions.
 1. The agency shall vacate $\frac{1}{2}$ of the parking spaces within the allowable development areas designated as C-1, C-3, C-6, & C-9 on E101, with only one lot experiencing this construction disruption at a time.
 - a. If requested by the contractor, due to proximity of areas, the agency shall allow the contractor to include the area C-10 to be combined with the C-1 area parking spot count when determining $\frac{1}{2}$ of the spots to be vacated. The same concept for C-5 to be included with the C-6 area parking spot count when determining $\frac{1}{2}$ of the spots to be vacated.
 - b. Additional sequencing requirements for the parking areas above shall include completing area C-3 as the last area of the group above and area C-6 as second to last. The idea behind the additional sequencing requirement, is for the contractor to become familiar with working at this site before disrupting the largest parking areas.
 2. The agency shall vacate all of the parking spaces within the allowable development area designated as C-4 on E101. When this parking area is scheduled for construction, this would be the only parking area experiencing construction disruption at this time.
 3. The agency shall vacate all of the parking spaces within the allowable development area designated as C-7 & C-8 on E101. When these parking areas are scheduled for construction, they would be the only parking areas experiencing simultaneous construction disruption at this time.
 4. If the contractor request is not made related to combining the parking spot count in 1.a above, the agency shall vacate all of the parking spaces within the allowable development area designated as C-5 & C-10 on E101. When these parking areas are scheduled for construction, they would be the only parking areas experiencing simultaneous construction disruption at this time.
- B. Before commencing Work of each phase, submit an updated copy of Contractor's construction schedule showing the sequence, commencement and completion dates for all phases of the Work.

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. Preceding / Concurrent / & Subsequent Work: Owner is intending on performing the following construction operations at Project site. The vendor will be advised on the status of the planned work.
 - 1. Electric Vehicle Charging Stations – Proposed for Lot C-3. Consultant has been selected for this effort. No additional details at this time.
 - 2. Security Camera Project for Parking Areas – Future project. No additional details at this time.

1.7 WORK UNDER SEPARATE CONTRACTS – if applicable for paving

- 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 to allow for the ability to maneuver milling & 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 drawing E101. Do not disturb portions of Project site beyond areas in which the Work is indicated without prior approval.
 - 1. Limits: Confine construction operations to specific areas previously approved on the project schedule.
 - 2. Driveways, Walkways and Entrances: Keep driveways, parking entrances, loading areas 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.

- C. Condition of Existing Building: Maintain portions of existing building affected by construction operations in a weathertight condition throughout construction period. Repair damage caused by construction operations.

1.10 COORDINATION WITH OCCUPANTS

- A. Full Owner Occupancy: Owner will occupy site (with the exception of areas vacated per the approved schedule), adjacent parking areas 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 of activities that will affect Owner's operations.

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.
 - 2. See Phasing Section 1.5 above.
- B. On-Site Work Hours: Limit work within the existing building to normal business working hours of 7:30 a.m. to 4:30p.m., Monday through Friday, unless otherwise indicated. Work on site for any exterior activities are allowed from 6 a.m. to 8 p.m., Monday through Friday,.
 - 1. Weekend Hours: To be requested and approved in advance for tasks unable to be performed during Monday through Friday timeframes.
 - 2. Hours for Utility Shutdowns: Weekends or as approved by the DPMC / Agency, so as not to cause impact to NJDOT operations.
- C. Existing Utility Interruptions: Do not interrupt utilities serving facilities occupied by Owner or others unless permitted under the following conditions and then only after providing temporary utility services according to requirements indicated:
 - 1. Notify Owner not less than 7 days in advance of proposed utility interruptions. The expectation of this task shall be identified on the approved construction schedule.
 - 2. Obtain Owner's written permission before proceeding with utility interruptions.
- 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.
 - 1. Notify Owner not less than 7 days in advance of proposed disruptive operations.

2. Obtain Owner's written permission before proceeding with disruptive operations.

E. Controlled Substances: Use of tobacco products and other controlled substances is permitted in designated areas.

1.12 SPECIAL CONSIDERATIONS WHEN DEVELOPING SOLAR PV at NJDOT HQ

A. Special Access Concerns –Due to the bulk of this work will be completed on the exterior of the facility, a daily sign-in procedure will not be required. It is mandatory that all employees wear clothing to allow for quick identification that the individuals work for the installing contractor. Any work that involves access within an office building on campus, will require the standard sign-in procedure with the security guard, compliance with the Covid / CDC guidance at the time and coordination / scheduling an agency escort.

B. Covid Rules & Regulations – The contractor shall maintain compliance with all Covid regulations identified in Bulletin A. In addition, the contractor shall comply and adopt policies per Executive Orders, NJDOH and CDC recommendations regarding current and future health emergencies.

C. Emergency Medical Response set in place for the facility

1. Vendor shall provide Safety Plan for project
2. Contractor shall provide adequate signage, barriers, etc. for parking lot closures.

D. Construction parking or access concerns for construction equipment appears to be an important issue for this site, due to its vehicle congestion surrounding the campus. The Contractor shall ask questions during the bid if special parking / access needs to be considered / clarified.

E. Loss of parking spaces (if any) consumed by Canopy structural supports will be considered during the Post Bid Interview

F. Height of carport shall allow for adequate access for snow removal and paving. The NJDOT has added an additional minimum clearance height requirement of 16'6".

G. The NJDOT maintenance staff, upon a minimum 2 week advance request by the contractor, shall remove and safe off any existing parking lot lighting fixtures / poles that conflict with installation of the canopies. It will be the contractor's responsibility to provide temporary lighting to the occupied portions of the parking areas, if needed, as a result of the removals.

H. Contractor shall consider relocation of handicap accessible parking spots during phasing and scheduling.

I. Contractor shall maintain lighting within new canopy structure for the duration of the PPA.

J. NJDOT provided an approved canopy style for reference, installed at the Cherry Hill Maintenance Yard (project T0583 as-builts & Photos within Bulletin A attachments). In addition to the minimum canopy specs provided in the T3104 Blanket PO, the NJDOT is requiring that the canopies maintain a sealed decking concept with precipitation management, as shown on the reference documents. The NJDOT has also added a requirement for a

minimum clearance height for the canopy design shall be 16' 6". Both of these additional requirements shall be taken into consideration at the time of bid. Any deviations from the T0583 project related to appearance and/or functionality of the canopy being proposed by the Contractor, must be asked in the form of a question at the time of bid.

- K. Per 3.9 of the T3104 Bid Solicitation, light fixtures will be installed on underside of structure to provide uniform parking lot lighting of not less than 1 foot candle (measured at final grade) in the covered area and access aisles; In addition to this general spec, the light fixtures installed within the canopies at this site shall utilize high efficiency LED technology with sensors.
- L. 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.
- M. It should be noted that the Agency shall receive the annual insurance requirements / yearly statement verifying coverage from Vendor during the PPA duration.

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, Proposed Schedule and a \$10,000 Bid Bond.
 - 1. See Bulletin A for details for Schedule requirements and Bid Bond.
- E. Bid Opening Process
- F. Evaluation of Sealed Bid Utilizing Bid Evaluation Tool Form & Schedule Review
- G. Notification for Interview to Three (3) Vendors providing best overall savings to the State in a timely manner.
 - 1. The 3 best value vendors will be notified by the State to send digital copies of their plan and an interview will be scheduled with all 3 vendors on the same day. During the interview process the Vendor, State representatives and the project consultant will complete the T3104 Exhibit 5 - Post Bid Interview Certification specific for the project, which includes questions regarding feasibility of the plan, schedule, approach to interconnection agreement, energy yield, design, decommissioning security approach and warranty.
- H. Vendors Post Bid Interview and completion of certification of bid verifying contract compliance with original bid solicitation pricing and adder rate.
- I. Owner's Solar consultant provides recommendation for award / not to award, based on Vendor post bid interview.
- J. Owner / Using Agency & Vendor sign PPA agreement with notification to the T3104 Contract Manager prior to execution.
- K. As part of the execution of (PPA) contract, the vendor will update and finalize the project schedule submitted with the Bid proposal. The detailed tasks required to be identified on this schedule shall align with the PPA conditions to obligations date. The details should include everything initially required in Bulletin A of this bid, but shall include additional detail 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 NJDOT with details on the location and routing methods of all transmission lines that fall outside the areas designated for development. This review will be specific to identifying proposed routing that could have an impact to operations at the facility.

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.
- L. Upon completion of the project permitting and necessary pre-approvals, and once the Vendor has given the installing subcontractor a notice to proceed, (*Payment & Performance bonds will be required by the Vendor at this time*), the project schedule detailed must be updated with adequate durations to reflect the Construction effort to meet the originally proposed Commercial Operation Date or Service Start Date identified in the PPA. The details should include everything initially required in Bulletin A of this bid, but shall include additional detail 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.
- M. Once construction begins, the Vendor shall coordinate with the NJDOT Owner's representative in complying with the "Goodwill & Publicity" section of the PPA. The Agency will request project information for a possible State issued press release that requires final approved project information associated with financial terms and environmental benefits from the Vendor.

- N. 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 3rd 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.

END OF SITE SPECIFIC REQUIREMENTS