

January 8, 2010

ADDENDUM #4

REQUEST FOR PROPOSAL: Design, Installation, and Maintenance of Solar Power  
Parking Lot Canopies for New Jersey Meadowlands Commission Property

To All Interested Parties:

PLEASE BE ADVISED that the New Jersey Meadowlands Commission (“NJMC”) is providing the following addendum to the RFP for the purpose of providing additional maps, providing a corrected Participant List, providing additional terms, and responding to questions from Interested Parties.

**1. Please find as an additional attachment to this email, the electronic files named:**

“NJMC Canopies Projects Sites - All Lots.pdf”

“NJMC Canopies Projects Sites - East Lot.pdf”

“NJMC Canopies Projects Sites - West Lot and Overflow.pdf”

“NJMC PARKING LOT EXPANSION - SITE PLAN AND LAYOUT DETAILS.PDF”

“AS-BUILT DRAWING HMDC PARKING LOT SITE - STORM, WATER,  
SEWER.PDF”

“AS-BUILT DRAWING HMDC PARKING LOT SITE - ELECTRICAL.PDF”

**2. The NJMC is providing the following summary (including audience questions and staff answers) from the November 24, 2009 Pre-Proposal Meeting for the above referenced RFP.**

In the event of a conflict between this summary and the statements made by NJMC staff during these Pre-Proposal Meeting, this summary shall take precedence.

Pre-Proposal Meeting - NJMC Parking Lot Solar Canopies - November 24, 2009

At approximately 9:45 a.m., a site visit was conducted. Those present were taken to the parking lot areas as well as the Meadowlands Environment Center electrical room, the Science Center electrical room, the Administration Building electrical room, the Maintenance Building and to view the switchgear and meter of the Administration Building.

Specific attention was drawn to the LEED attributes of the Science Center. Interference with the daylighting and views of the Science Center classrooms by the canopy project must be avoided in proposals.

10:40 a.m. – Mandatory Pre-Bid Conference begins. Participation by telephone commences.

Introduction of NMC staff present at the meeting by Adam Levy: Tom Marturano, Chris Sanz, Ralph Venturini, Mark Hiller.

The NJMC District is briefly discussed and there is a short description of other NJMC solar projects including landfill solar projects.

An overview of available parking lot areas is presented. Certain portions of the parking lots are carved out. These carve-outs are intended to show that access must be maintained for large trucks entering and leaving the premises. This includes access for our maintenance truck that requires approximately 14' of clearance.

*maps shown during presentation are attached to this addendum*

The south-facing side of the roof of the maintenance building is shown. The NJMC will perform an analysis to see if it is feasible for rooftop solar. *The NJMC recently performed a feasibility analysis of the maintenance building and determined that it is not suitable in its current condition for inclusion in this Project. Interested Parties should not propose placement of solar panels on the roof of the maintenance building.*

We're going to take a look at the other side of the science center to see if the rooftop is available. If it is, we will send out an addendum. *The NJMC has determined that building rooftops will not be part of this Project.*

Tom Marturano: The back row of the EC parking lot is available and you may be able to take advantage of the foundation. Going back up the hill is available. The site is a landfill with a liner that starts 2 or 3 ft back off the curb.

Adam Levy: Project summary- Interested Parties should submit a proposal for a facility that the NJMC can fund entirely with its CORE rebate, which is worth \$1.15 Million. In other words, the facility should have a lump sum cost of no more than \$1.15 Million. Interested Parties must also submit a unit price for their facility in terms of price per kilowatt. We may utilize this unit price to resize the project, if additional funding becomes available. This unit price must reflect the price of the proposed system.

The selected firm must meet all CORE program requirements before the rebate will be released. The selected firm will be paid when the system is commissioned and the CORE rebate is released.

*Interested Parties are not required to submit signed and sealed engineering drawings as part of their proposal.*

The aesthetic part of the project is very important. One of our priorities is to maintain the design and aesthetics of the NJMC campus.

The selected firm must apply to the Department of Community Affairs for sub code approval.

We want a facility that allows for easy expansion.

Public works contractor registration is a procurement requirement.

As an NJMC sponsored project, the project is exempt from NJMC Land Use regulations.

Joe Santaiti: Pay attention to the option in the RFP for 3 years of ongoing maintenance. Pay close attention to the bonding requirements.

Is an EIS required? Not to our knowledge.

Tom Marturano: Any waste may be dumped for free at our landfill. You won't go through the liner on the hill. There is plenty of room to put a foundation there. There are parking lot lights. You will need to provide for this lighting in your plan.

Is there any tolerance for losing parking spaces? No.

Where is access needed or parking needed for buses and trucks? Parking spaces are generally 18 ft deep. Take into account turning radius of those vehicles

Can we put any solar on the Administration Building roof? No.

Water reclamation? If that were worked into the overall aesthetics or the themes of the campus, we would consider it. We purposely do not recharge water into the lot because we are on garbage and it would create leachate. If there is a rain garden, that is OK, with a liner and proper drainage.

Center isle has pavers. No requirement to put pavers back.

We are going to be looking for a showing that you have the financial wherewithal to fund the project. The rebate has an end date. We have extended it and it will expire in August 2010, so we need to know that the project will be completed and completed prior to that date.

The quicker you get the project done, the quicker the BPU will release the CORE rebate funds to you.

How does the O&M work? *See Section 3.15 of the RFP*

**3. The NJMC is providing the following written responses to questions submitted by various interested parties:**

Q: Will there be a requirement for bonding with the response to the RFP? If so, what kind (proposal bond, performance/construction bond)?

A: Yes. As per section 3.4 of the RFP, firms must submit a performance bond in the amount of the construction cost of the project.

Q: During the RFP pre proposal meeting/site visit it was stated that you have a CORE rebate for approximately \$1.15 million and that we (respondents) should max out our system to fit that budget. Will the CORE rebate also cover the costs of the carport? If not, how much is the Meadowlands willing to pay for the carport structure?

A: Funding for this system will come entirely from the CORE rebate and therefore all Project costs must be covered under the CORE rebate program. Please see New Jersey Board of Public Utilities CORE rebate requirements for more information regarding coverage of project costs.

Q: Please provide us with the site-specific requirements (rainwater liner, etc...) for the project.

A: There are no requirements related to rainwater liners.

Q: Please provide us with an updated proposed system design map (like was given during the RFP meeting) updated for the possible roof inclusion as well as acceptable distance away from Science Center.

A: The drawings shown at the pre-bid meeting are attached.

Q: Will signed and sealed engineering drawings, as well as electric schematics, be due as part of the proposal (as we were told). If so, may we have a detailed drawing as well as another site visit to familiarize ourselves with the electrical rooms?

A: Signed and sealed engineering drawings and electrical schematics are not required as part of the project proposal.

Q: Will copies of historic soil boring location plans and soil logs be provided?

A: Yes. Prior soil boring information will be provided in an upcoming addendum.

Q: We understand historic soil boring information may be limited to the new Education Center. Please advise if additional geotechnical information is available for the East Lot, West Lot or Overflow Lot to review.

A: We do not have soil boring information for other lots or areas of the campus.

Q: Will copies of plans depicting subsurface conditions be available to review? Copies of relevant plans include, but not limited to: storm water management systems, utilities and landfill liners.

A: Available plans are attached.

Q: Page 4 of the RFP states that the NJMC performed a preliminary feasibility study. Are copies of this study available?

A: The NJMC's study was a very basic assessment. Interested Parties should make their own determination regarding system capacity based on an assessment of the site and their design and product.

Q: Will the successful team be responsible for notifying the NJDEP regarding intrusion of any existing landfill cap?

A: The NJMC and the Selected Firm will handle any issues during construction requiring DEP notification cooperatively, as they arise.

Q: Will the successful team be responsible for disposing of testing spoil material and identifying a disposal facility?

A: No. Dumping will be free of charge at an NJMC landfill.

Q: Will the contractor be responsible for replacing any trees that may be removed to accommodate the new canopies? If so, please clarify who will select the size and species type.

A: Moving adult trees is discouraged. The Selected Firm will be responsible for replacing any adult trees moved as part of the project. The NJMC will select the size and species type.

Q: The RFP requires a three-year maintenance period. Should this option be included as part of the lump sum price or a separate line item?

A: This should be a separate item in the proposal. Maintenance will not be funded through the CORE rebate.

Q: Is an environmental impact report required as part of the CORE rebate requirement or submission of a land use application to DCA?

A: Unknown. Please see the Board of Public Utilities CORE rebate program requirements and Department of Community Affairs regulations.

**The NJMC is in receipt of other questions regarding this project and will answer them in a forthcoming addendum.**

This Addendum modifies applicable sections of the RFP. It is the responsibility of the Interested Party to ensure that all changes are incorporated into the original RFP.

All documents distributed as part of this procurement are available at the public notice section of the NJMC website: <http://www.njmeadowlands.gov/public/notices.html>.

January 8, 2010

New Jersey Meadowlands Commission  
November 24, 2009 Mandatory Pre-Proposal Meeting - Solar Parking Lot Canopies Project

**List of Participants**

	<b>Company</b>	<b>Last Name</b>	<b>First Name</b>	<b>E-mail</b>	<b>Phone</b>
1	Barrier Electric	Mullane	Michael	<a href="mailto:office@barrierelectric.com">office@barrierelectric.com</a>	201-376-4896
2	Dobco Inc.	Comiskey	Sean	<a href="mailto:seanc@dobcoinc.com">seanc@dobcoinc.com</a>	973-310-9021 ext 17
3	FAI-Gon Electric	DeSousa	Frank	<a href="mailto:HH@fai-gon.com">HH@fai-gon.com</a>	732-968-9400
4	Infinite Energy Co.,LLC	Kling	Cassandra	<a href="mailto:cassandrakling@gmail.com">cassandrakling@gmail.com</a>	215-862-2220
5	Infra Source	Stallone	Michael	<a href="mailto:david.oconnor@infrasourceinc.com">david.oconnor@infrasourceinc.com</a>	215-513-9500 ext. 307
6	NJ Solar Power, LLC	Warner	Jason	<a href="mailto:jwarner@njsolarpower.com">jwarner@njsolarpower.com</a>	732-269-0308
7	Parette Somjen Architects, LLC	Parette	Marc	<a href="mailto:ksemegen@planetpsa.com">ksemegen@planetpsa.com</a>	973-586-2400 ext. 211
8	Persimmon Engineering	Bush	David	<a href="mailto:dbush@persimmonengineering.com">dbush@persimmonengineering.com</a>	973-586-2412
9	Rager Energy Solutions	Rager	Clayton	<a href="mailto:Clay@ragerenergy.com">Clay@ragerenergy.com</a>	856-589-7168
10	Rager Energy Solutions	Rager	Alexa	<a href="mailto:Alexa@ragerenergy.com">Alexa@ragerenergy.com</a>	856-589-7168
11	RES Systems	Ragavanis Gatley	Andrew Thomas	<a href="mailto:aragavanis@renewablesolutions.com">aragavanis@renewablesolutions.com</a>	
12	Solaire Generation, Inc.	Froelich	David	<a href="mailto:davidf@solairegeneration.com">davidf@solairegeneration.com</a>	212-219-0920 ext. 113
13	Sherwood ELE	Sherwood	Joel	<a href="mailto:Sherwood509@aol.com">Sherwood509@aol.com</a>	605-652-6122
14	Mercury Solar Systems	Fry	Kevin	<a href="mailto:KFRY@mercurysolarsystems.com">KFRY@mercurysolarsystems.com</a>	732-768-6267

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15	Ferreria Vanguard	Mizerek	Brian	<a href="mailto:bmizerek@vanguardenergypartners.com">bmizerek@vanguardenergypartners.com</a>	908-534-1302
16	SunDurance Energy	Martin	Todd	<a href="mailto:tmartin@sunduranceenergy.com">tmartin@sunduranceenergy.com</a>	908-791-4825
17	Betzwood Associates	Kavanaugh	Mike	<a href="mailto:mikek@betzwood.com">mikek@betzwood.com</a>	610-917-8831
18	DRI Energy	Rudd	Bob	<a href="mailto:brudd@dricompanies.com">brudd@dricompanies.com</a>	510-544-4154
19	Duo Guard	Liskiewicz	Karen	<a href="mailto:kliskiewicz@duo-gard.com">kliskiewicz@duo-gard.com</a>	
20	Mercury Solar Systems	Karmazin	Curtis	<a href="mailto:ckarmazin@mercurysolarsystems.com">ckarmazin@mercurysolarsystems.com</a>	
21	Rager Energy Solutions	Rager	Alexa	<a href="mailto:alexa@ragerenergy.com">alexa@ragerenergy.com</a>	856-589-7168
22	Riggs Distler & American Capital Energy	Borden	Walter	<a href="mailto:wborden@americancapitalenergy.com">wborden@americancapitalenergy.com</a>	
23	Solaire Generation, Inc.	Froelich Flaherty	David Joe	<a href="mailto:davidf@solaireregeneration.com">davidf@solaireregeneration.com</a>	212-219-0920 ext. 113
24	Solar Bridge, Inc.	Neuman	Lawrence	<a href="mailto:lneuman@solar-bridge.com">lneuman@solar-bridge.com</a>	646-414-2448
25	Solar One	Bennett	Michael	<a href="mailto:mickeybennett99@hotmail.com">mickeybennett99@hotmail.com</a>	516-376-0404
26	The Solar Center			<a href="mailto:jmiller@thesolarcenter.com">jmiller@thesolarcenter.com</a>	973-627-7730 ext 118
27	Solar and Strategic Technologies	Schoen	Richard	<a href="mailto:rschoen@ftlsolar.com">rschoen@ftlsolar.com</a>	818-400-1380 (cell)
28	SVP Eznergy	Brown	Jim	<a href="mailto:jbrown@eznergy.com">jbrown@eznergy.com</a>	215-361-7332
29	ProtekPark Solar	Pegnato	Bob	<a href="mailto:rpegonato@roughbros.com">rpegonato@roughbros.com</a>	708 275-9030
30	Joseph Jingoli & Son, Inc.	Kenny	Sean	<a href="mailto:skenny@jingoli.com">skenny@jingoli.com</a>	609-896-3111