QUESTIONS AND RESPONSES FROM INDUSTRY DAY FOR NWS EARLE
CLARIFICATION # 1 – NO. N00025-00-R-0247/LO-2015247
NWS Earle Colts Neck, NJ

1. What is the approximate acreage of the wetlands in Site 5/6?
   Approximately 10 Acres with a 50 foot buffer zone. A Letter of Intent (LOI) to the state must be applied for to get a jurisdictional determination on the wetlands area and associated resource value to accurately define the buffer area.

2. What is the specific classification of Site 5/6, is it a brownfield?
   The state of New Jersey excludes Federal properties from their definition of brownfields. The property will be under review for Federal comment.

3. What is the status for Site 5/6 in regards to Subsection T?
   The DON has withdrawn Site 5/6 from the process.

4. Do we need only one perimeter road?
   An isolation fence is required around all solar farms. Sites 5/6 only require an outside perimeter road adjacent to the perimeter fence for Securities use.

5. What is the process for PJM and SREC?
   The Navy has worked with NJ DEP and NJ BPU for guidance on the process for applying for SRECs for Federal land. The Navy intends to facilitate this process with the selected Offeror.

6. Do you think the DON will have a warm reception with the lack of SRECs (on Site 5&6)?
   The Navy does not think the lack of availability of SRECs on Sites 5 & 6 will be a problem.

7. What is the process for perimeter fence installation at site 5/6?
   Until a new secure perimeter has been defined and the fence and security road is up to Navy specifications, all access to NWS Earle will be made through the existing security gate. Once these requirements are met, the new access gate can be made to the PV site through an external gate at specifications defined by the chosen developer.

   UFC 4-022-03 Security Fences and Gates (drawing details are attached), with gate opening for access by emergency vehicle. (Chain link fence 6-gauge, 7 ft height with an additional 1 ft of three strands of barbed wire.) Where the above description and the Navy construction drawings differ, the Navy construction drawings will take precedence.

8. What are the specifications for the perimeter road for sites 5/6?
   12' wide gravel or compacted road.

9. Are there communications restrictions within the secured area surrounding sites 5/6?
   Within the fence line of NWS Earle, all communications must be hardwired, no wireless/radio/microwave.

   For contractor internal communication, after perimeter fence and access road has been completed, cells, wifi and radio equipment communication must be vetted though local site explosive safety director prior to use.

10. What is the classification of the ground in Site 3b, is it a brownfield?
    No, the site does not qualify under the definition of brownfield provided by New Jersey. However, it is the DONs understanding that site 3B qualifies under the landfill inclusion.

11. What is the status for Sites 3 and 4?
    The sites have been submitted to NJBPU and the Navy intends to transfer the application and queue position to the selected Offeror.

12. Will sites 2, 3 and 4 be cleared for SREC's?
    There is a different criterion for each parcel. Sites 3 and 4 are landfills so they do qualify for SRECs. We need a 3rd party on board to complete the process. The Navy has not considered an application for Site 2. If the selected Offeror wishes to complete an application for Site 2, the Navy will facilitate the process.

13. Can you make Subsection T available?
    Subsection T available to all on FEDBIZOPS as part of this modification.

14. What is the status of Subsection R?
    The DON is interested in the participating in the review process during the public review period. The DON intends to recommend the inclusion of Federal land.

15. Would you be open to re-advertising if Subsection R is more favorable?
    The DON understanding that the review period for Subsection R is planned for November 2015. This does not coincide with the Navy's current timeline for this solicitation.

16. Can you directionally bore under the rail at site 4?
17. **Consideration must be taken in regards to location of directional boring and impact to the railroad. Additionally, the Environmental Assessment currently underway for this action did not consider directional boring under the railroad. Any plans for directional boring would need to be reviewed by the Navy to determine impact.** Do you have as-built of the demo for the 37 acres?

No.

18. Are utilities abandoned in place on site 2, the previous site of PPV housing?
    Yes.

19. Does the youth center tie in to the demo?
    No.

20. Do the areas in the 37 acres that are impervious have to remain?
    No, they can remain or be removed at developers cost as part of Site improvement.

21. Is the land in Site 1 artificially raised?
    Yes.

22. What are the required setbacks for the treatment facility?
    There are no setbacks for the area, but an effluent line does diagonally run on the land. Hence we request that any proposed arrays not be laid directly over the line, in case we need to perform maintenance, or contractor can relocate the line.

23. Sites 3A and 3B show 10 acres on the map, but land is removed for wetlands, does the 10 acres include wetlands?
    Wetlands have been excluded.

24. How many acres comprise the landfill?
    The landfill comprises approximately 4 acres.

25. What is the interconnection point for the landfill?
    Interconnection of PV arrays can be made on the low side of the base's 34.5 kV/ 8.32 kV Substation.

26. When are the restrictions on tree-cutting in place due to the environmental concerns of the long-eared bat?
    March 15-September 30. This includes restriction for migratory birds.

27. What is the minimum size of a tree for tree clearing?
    Any tree or shrub larger than 2-3 inches.

28. What is the timeline for tree clearing/soil erosion studies?
    March 15-Sept 30 for timing restriction. Soil erosion/sediment control plans could be submitted to Freehold Soil Conservation District at any time for review/approval.

29. Are the sites with landfill caps under the same March 15-Sept 30 tree-clearing restriction?
    The sites with landfill caps are maintained as clear areas to prevent woody growth on the capped areas, therefore there should be no trees to clear on the

landfills. Proposed tree clearing outside of the mowed landfill areas, if necessary, would need to follow the timing restriction.

30. Are there estimates on timber values?
    The Timber Cruise has yet to be conducted.

31. Do Buy America and Trade Agreement apply?
    Yes. See paragraph 2.9 NDAA COMPLIANCE (COMPONENT ORIGIN) OF THE RFP.
    Offeror acknowledges that photovoltaic panels for use in the proposed project shall comply with Section 858 of Public Law 113-291.

32. Will the Navy be able to provide a Topography map for the lands offered in the RFP?
    No Topography map available.

33. What is the penalty for the Navy if a developer is unable to produce 20 MW of renewable energy on the land provided?
    No penalty, 20 MW is a goal and the estimated best use of proposed land. 20 MW is an upper limit.

34. Would the Navy consider a net metering project that produces 4-5 MW that is similar to your Model 3 process?

    This RFP is for a Model 2 solution. Please refer to Section 1.2.2. of the RFP for DONs Vision of the primary function of this project. DON is open to receipt of a power generating asset (and supportive O&M) as part of the IKC package provided it does not unduly impact existing or pending procurements for electricity purchase (e.g. https://www.fbo.gov/index?s=opportunity&mode=form&id=a0f2a4ea680f9d1a2af1321ad8682f1c&tab=core&_cview=1**). DON is not interested in any power purchase contract under this RFP.**

35. How would the proposal be accepted if we offered a net metering project?
    This RFP is for a Model 2 solution. The Navy would find your proposal nonresponsive to the current RFP. (See response to Question 34)

36. How does the Navy value the IKC? When will this value be decided?
    These values will be decided during negotiations.

37. What is the timeline for the issuance of permits?
    The issuance of permits is very short on base. Permits outside of the Navy's control will be determined by the developer and processed by the governing agency such as Freehold Soil Conservation District or NJDEP.

38. Are you looking for someone to generate 20MW?
    20 MW is a goal and the estimated best use of proposed land. 20 MW is an upper limit.

39. What is the electrical rate the base is paying?
The DON is not contemplating buying power through this project at this time. Additionally, this is procurement sensitive information.

40. What is the status of the impact study?
The Navy is in the queue. Feasibility Study completed. Designs from developer need to be submitted to PJM by Nov 23 to initiate system Impact Studies. Link to feasibility study for project AA2-184
http://www.pjm.com/pub/planning/project-queues/feas_docs/aa2184_fea.pdf

41. Question for system impact study, is PJM accepting responsibility for this?
The Impact Study is through PJM.

42. Would a new feasibility study need to be done?
The Navy is currently in the queue. If an Offeror cannot be selected by 23 November 2015, the Navy will lose their place in the queue and the Offeror will need to resubmit the application.

43. What are the base's peak and minimum load (in MW)?
The DON is not contemplating buying power at this time.

44. Any standby charges or ratchet charges?
There are currently no standby or ratchet charges. The DON is not contemplating buying power at this time.

45. Is natural gas available and what is the proximity to the sites?
Natural gas is available on the Installation. Specific availability is dependent on project requirements for Natural Gas, potential impact to DON mission, and variables of land restrictions depending on site selection. The specifics can be discussed with the selected offer as appropriate.

46. Is a Single-Line of the base distribution available?
No. Appropriate information can be provided once a potential offeror is selected as appropriate.

47. Will the Single-Line Drawing include critical loads?
No. Critical Loads can be discussed once a potential Offeror is selected.

48. Are there any distributed generation assets on base? Solar PV, wind, natural gas, or diesel?
Individual roof top do exist on four buildings.

49. Are the briefings given today and the list of attendees available electronically?
Yes, Attached.