

**New London Energy Enhance Use Lease  
Industry Forum  
Questions & Answers  
May 13, 2008**

**Question 1**

**What is the deadline date for submitting additional questions regarding the RFQ? How long, or up to what date can additional questions regarding the RFQ be asked?**

A. The 25<sup>th</sup> of May is the deadline for submitting all questions on the draft RFQ before it is finalized. Questions should be submitted in writing to Amanda Pack at the email address provided in the RFQ. After the final RFQ has been released, questions that are submitted up to one week prior to the proposal due date will be answered. Updates to questions and answers will be posted to the New London EUL web site and a notice will be sent to all identified interested parties.

**Question 2**

**Q. What is the likely due date of our response to the RFQ?**

A. The estimated time frame is Aug 2008. The exact due date will be posted in the final RFQ.

**Question 3**

**Is there an opportunity to discuss the possibility of providing other energy commodities in addition to electricity? For example, steam, hot water or chilled water.**

A. The Navy will consider all proposals that do not include prohibited uses listed in "Appendix F" and are compatible with the Submarine Base's operational and security requirements.

**Question 4**

**What opportunities will there be to include demand-side efficiency savings on the Submarine Base with the EUL project?**

A. The Navy has not defined these opportunities but is inviting developers to identify potential savings opportunities that could benefit the Navy. Although the RFQ mentions a specific type of energy project, the Navy will consider all other uses that are compatible with the Submarine Base's operational and security requirements and surrounding uses.

**Question 5**

**Q. What are the specific reasons the Navy is suggesting a gas turbine peak power plant in the RFQ?**

A. The Navy conducted a market and feasibility study of the site and a gas turbine peak power plant is just one development option for of this site. The Navy is looking for compatible uses. A gas turbine peak power plant appears to be consistent with the surrounding area. The Navy wants to solicit input from technical experts on other possible compatible uses. The Navy will consider all uses that are compatible with the Navy's mission and the surrounding area, as long as it is not listed as a prohibited use in Appendix "F" of the RFQ.

**Question 6**

**How much power per year does the Navy anticipate purchasing from the power plant?**

A. The Navy has not quantified or anticipated that figure. The Navy is looking for ideas and input from the offerors as to how much power the Navy could potentially purchase per year. The Navy is not promoting nor guaranteeing the purchase of power in any circumstance at this time.

**Question 7**

**Q. How much power per year does the Navy anticipate that the power grid would want to purchase from a gas turbine peak power electrical generation plant?**

A. The Navy's Phase I Feasibility Study indicated that there was sufficient demand to support a gas turbine peak power electrical generator as a potential use at this site.

#### **Question 8**

**Have baseline environmental or geotechnical studies been conducted or are such studies planned by the offeror?**

A. The Navy has conducted remediation at the site, which was formerly a hazardous waste storage area. A closure action under the terms of the Connecticut Department of Environmental Protection (DEP) was completed at the site. The Closure Plan, which is a public document filed with the DEP and is posted on the EUL website. The Navy also has copies of the Closure Plan at the Submarine Base.

An Environmental Condition of Property (ECOP) Checklist of the site has been completed and is included in Appendix "E" of the RFQ. (See section 2.0 and 3.7)

#### **Question 9**

**Please discuss the 40 decibel limit discussed in the RFQ. Is that the correct value? Is it a realistic requirement? At what distance will it be measured?**

A. The 40 decibel figure was proposed as an initial, inexact estimate of tolerable noise levels, given current compatible uses surrounding the site. Surrounding uses include a dental clinic, health clinic, barracks, and Submarine Training School. This estimate has been reviewed and has been determined that the decibel level shall not exceed 84 dbl at the site line. The Navy's objective is to avoid high decibel radiant noise coming from the site 24 hours a day that would adversely impact the occupants or the use of the nearby clinics, barracks and school.

**Question 10**

**What is the significance of the three separate parcels that are shown on the site plan for the project site?**

A. The site plan divides the site into three sections to depict the current fence line as well as paved and unpaved areas. There is no further significance to this delineation.

**ADDITIONAL QUESTIONS SUBMITTED AFTER THE INDUSTRY FORUM.**

**Question 11**

**Section 1.3.3 - "Under what circumstances, development/future use of the property must be fully compatible with NSBNL operational and security requirements:"**

**Q: These operational and security requirements need to be specified so that the offeror can adequately take them into consideration when preparing a response to the RFQ.**

A: The Navy has listed known prohibited uses in Appendix F; however, it is subject to revision if and as necessary to fully reflect the requirements of Naval Submarine Base New London.

**Question 12**

**Section 1.5 - "Upon the selection of the developer, the Navy and the Developer will work together to develop a Business Plan for leasing and development of the property."**

**Q: Please specify the level of involvement of the Navy.**

A: Please refer to section 1.5.3 of the revised RFQ. This section details the necessary components of the Business Plan. It is anticipated that the Selected Offeror will prepare the Business Plan and will provide the document to the Navy for review and/or amendment and approval. The Navy is expecting to begin negotiations in Fall 2008 and have a completed Business Plan and Lease by Winter 2009.

### **Question 13**

**Section 1.5.2 - "The Premises will be leased to the Developer for a term in line with the proposed development, but in no event to exceed fifty (50) years."**

**Q: 10 U.S.C. section 2667 states that the leasing term cannot be greater than five years unless the Secretary determines that the lease should be for a longer term either for the national security or in the public interest. Please clarify whether such determination has already been made. Please clarify the duration of the lease provision.**

A: The project has received conceptual approval to advertise and compete from the Secretary of the Navy. Further approval will be required upon selection of the successful offeror. Any lease exceeding five years requires a specific prior determination by the Secretary of the Navy that this is or will be in the Government's best interest. The premises will be leased to the Selected Offeror for a term in line with the type and nature of the proposed development. To date, a 50-year term has been the maximum duration for this type of leasing action.

### **Question 14**

**1.5.3 - " The selected developer will provide a Business and Leasing Plan ("Business Plan") that details the development scope for construction, financing, and managing the EUL site.**

**Q: Please clarify if an actual proposed lease is required with submittal.**

A: Appendix "I" provides a detailed list of all the documents and information that is required to be submitted as part of the Phase I RFQ Submittal Package.

#### **Question 15**

##### **Section 2.1 - Land**

**Q: Please clarify whether the property has been remediated and to what level.**

A: The Navy has conducted remediation at the site, which was formerly a hazardous waste storage area. A closure action under the terms of the Connecticut Department of Environmental Protection (DEP) was completed at the site. The Closure Plan is a public document filed with the DEP. The Navy also has copies of the Closure Plan at the Submarine Base. An Environmental Condition of Property (ECOP) Checklist of the site has been completed and is included in Appendix "E" of the RFQ. (See section 2.0 and 3.7)

#### **Question 16**

**Appendix F: Prohibited Uses: Noise from developer's operations above 40dbl & Any lighting with direct line of site to the luminarie from any location off the site.**

**Q1: Please clarify from where the decibel level is to be measured. In lieu of this standard, may the proposer agree to meet all State of Connecticut daytime and evening noise standards (61dBA daytime, 51dBA evening at nearest residential receptor) or similar dBA based measure to protect specific impacted areas?**

**Q2: Also, does this lighting prohibition conflict with security requirements at the NSBNL?**

A1: The 40 decibel figure was proposed as an initial, inexact estimate of tolerable noise levels, given current compatible uses surrounding the site. Surrounding uses include a dental clinic, health clinic, barracks, and Submarine Training School. This estimate has been reviewed and has been determined that the decibel level shall not exceed 84 dbl at the site line. The Navy's objective is to avoid high decibel radiant noise coming from the site 24 hours a day that would adversely impact the occupants or the use of the nearby clinics, barracks and school.

A2: The Navy's intention is to avoid objectionable light pollution and glare. In accordance with the security requirements, this can be accomplished by the use of full cut-off fixtures common to the lighting industry. There is no conflict with security lighting requirement.

#### **Question 17**

**Q: Are there template legal documents that will be the starting point for contract documents? If there are, could these be referenced in the RFQ?**

A: All pertinent documents will be contained in the RFQ.

### **Question 18**

**Q: What is the Navy proposing will occur on termination of the lease?**

A: This is a point of negotiation and will be determined at the time of business plan development. The conditions at which the lease will be terminated will be handled during Phase II of the Exclusive negotiation period.

### **Question 19**

**Q: Will the RFQ allow exceptions?**

A: The RFQ and Appendix I outline the requirements and the information to be submitted for this phase of the procurement. Any questions or clarifications to the RFQ should be submitted in writing to Amanda Pack.

### **Question 20**

**Q: The RFQ makes no mention of bonding requirements and it appears that the applicable FAR provisions do not mandated bond? Is this accurate?**

A: The RFQ and Appendix I outlines the requirements and the information to be submitted for this phase of the procurement. At this time, there are no bonding requirements to submit an initial, Phase I proposal.