



GOVERNMENT OF PUERTO RICO

Ports Authority

RESPONSES TO THE QUESTIONS REGARDING THE REQUEST FOR QUALIFICATIONS FOR THE PROVISION OF CIVIL ENGINEERING AND MECHANICAL PROFESSIONAL (CEMP) DESIGN, ELECTRICAL PROTECTION STUDY, ENVIRONMENTAL DATA COLLECTION, PERMITTING, AND FURTHER RELATED DOCUMENTS AND SERVICES FOR THE CONSTRUCTION OF A COMBINED HEAT AND POWER COGENERATION PROJECT

QUESTIONS	RESPONSES
1. Is there a preferred technology for CHP? Gas turbine, reciprocating engine, fuel cell?	As part of the design, it will be designer's responsibility to recommend the most efficient technology for the Project.
2. What are the peak heating & cooling loads at the facility? (RFQ focuses on electrical system only)	Not relevant.
3. What type of heating load? (Steam? What pressure? Hot Water? What Temperature?)	Not relevant.
4. Is a chiller a part of the CHP project or just waste heat recovery? If so, what size in tons?	As part of the CHP project, chilled will be generated from the waste heat. As per current chilled water loads, the SJU Airport produces approximately 3,000 tons at peak season. Nevertheless, the actual chilled water tonnage to be produced by the CHP project will be addressed during the design stage of the Project.
5. Is a redundant power generation asset required to meet peak loads (i.e. N+1)?	The CHP Plan will work in parallel to the PREPA Grid.
6. The fuel system is to consist of either LNG or LPG, are tanks and vaporizer systems are part of this project?	As part of the design, it will be designer's responsibility to recommend the most efficient fuel for the Project.
7. What parcels of land are available for proposed CHP plant including adjacent fuel storage?	Part of the design is to determine the CHP plan location. Please refer to Appendix A of the RFQ. Moreover, please see Exhibit I, attached hereto, for current possible locations.
8. How is the construction part of project planned to be executed? A separate contract by single firm?	This will be decided upon approval of Phase II of the Project. PRPA will publish a separate RFP for the construction part of the Project.
9. One of the Selection Criteria items relates to the ability to commit to the project schedule. The RFQ does not provide enough information relative to the project schedule nor what the PRPA has developed relative to gathered and available information, preliminary site selection or a basis of design document. In	Please refer to Appendix A of the RFQ.



<p>addition, Appendix A – Scope of Work - Section A – Description of Work, states that “Phase I of this Project must be completed and delivered to PRPA no later than May 25, 2020”. Please provide sufficient project information and target start and finish planned dates accordingly.</p>	
<p>10. The RFQ states that the project may be funded in whole or in part through the Hazard Mitigation Grant Program (“HMGP”) and will be subject to all applicable laws and HMGP regulations, policies, and guidance. Please confirm that this project is not a result of damage to existing infrastructure and related aid funding requested under FEMA from a previous disaster, but is rather completely new infrastructure for mitigation of future events.</p>	<p>This project is not a repair or reconstruction project resulting from damage to existing infrastructure, this is a new infrastructure project.</p>
<p>11. The RFQ states that the project will require periodic reviews by FEMA and/or the Central Office of Recovery and Reconstruction of Puerto Rico (“COR3”), which may result in adjustments to Project schedules and timelines. This will result in multiple phases of the Project and multiple notices to proceed for the selected Respondent. Please provide how many review and comment steps will Phase I require by FEMA and COR3, and that these reviews are included in the dates considered in the responses to question 1 above.</p>	<p>Phase I of this Project must be completed and delivered to PRPA no later than May 25, 2021. Other phases will be determined at another point in time. Please refer to Appendix A of the RFQ.</p>
<p>12. Are there any firms prohibited from participating as prime proponents or first tier subconsultants to this RFQ?</p>	<p>Yes, any and all firms that have been debarred, suspended, or placed in ineligibility status under the provisions of 2 C.F.R. pt. 180 and 2 C.F.R. pt. 3000 (government debarment and suspension regulations). Also, any firm that has a conflict of interest as defined in Article XII of the RFQ.</p>
<p>13. What will be the role of Aerostar Airport Holdings, LLC as it relates to the implementation of this project including all phases?</p>	<p>PRPA envisions that Aerostar Airport holdings, LLC will act as the program and project manager for the project.</p>
<p>14. Who will act on PRPA’s behalf as owner representative?</p>	<p>PRPA envisions that Aerostar Airport holdings, LLC will act as owner’s representative.</p>
<p>15. In Item XI of the RFQ, PRPA notes its desire to engage M/WBE firms for this</p>	<p>PRPA highly encourages the participation of M/WBE firms as a prime contractor or subcontractor to this</p>

<p>opportunity. Does PRPA have a defined percentage of participation goal, or do Respondents only need to show a good faith effort at engaging M/WBE firms on the team?</p>	<p>RFQ. Please refer to the evaluation criteria in the RFQ.</p>
<p>16. RFQ section IX.C. states that the maximum allowable PDF file size is 9.5 MB. It is anticipated that the proposal to be submitted for this RFQ may exceed the stated file size limit. We propose to provide a cloud based secure file transfer and download link that will enable large file transfer greater than 9.5 MB. Please confirm if this is acceptable to PRPA.</p>	<p>No.</p>
<p>17. RFQ section IX.D.b.4 requires written references (letters and forms) from the reference clients. Some of our reference clients have corporate policies against providing written letters or similar forms. In lieu of the letters or forms, would it be acceptable to PRPA to provide project information with reference names and contact information etc.?</p>	<p>Yes.</p>
<p>18. RFQ section IX.D.b.8 and IX.D.d.1 required detailed financial information including Profit & Loss statements:</p> <ul style="list-style-type: none"> a. We are a privately held corporation therefore, our Profit & Loss statements are considered confidential and not for public disclosure. Would it be acceptable to PRPA to submit the requested financial statements without the Profit & Loss statements? b. For the same reasons stated in the previous question, please confirm that PRPA shall maintain the confidentiality of all financial information provided for this RFQ and it will not be subject to public disclosure. 	<ul style="list-style-type: none"> a. Please refer to Sections VI and IX of the RFQ. b. Please refer to Section VI of the RFQ.
<p>19. What is the expected Phase I delivery date to PRPA?</p>	<p>Phase I of this Project must be completed and delivered to PRPA no later than May 25, 2021. Please refer to Appendix A of the RFQ.</p>
<p>20. Will "Exhibit A Services" be identified during this RFQ Phase?</p>	<p>No.</p>

21. Is there an existing master plan for the Luis Munoz Marin Airport expansion, and impact if any on the new CHP Plant?	Not relevant.
22. Are there any other Federal and local government agencies besides FEMA, working on future climate projections and may need to be included for coordination during the Phase I?	Please refer to Appendix A of the RFQ.
23. Is Coastal hazard map _ section 5, prepared by UPR.edu, the airport's latest official research? coastalhazards.uprm.edu	Not relevant.
24. Please, provide more details regarding preference/requirement of the fuel for engines? Is dual fuel reciprocal engines a requirement for the CHP/Cogen Plant?	As part of the design, it will be designer's responsibility to recommend the most efficient technology and fuel for the Project.
25. Which is the preferred primary fuel LNG or LPG to be used for the design of the CHP/Cogen Plant?	As part of the design, it will be designer's responsibility to recommend the most efficient technology and fuel for the Project.
26. If a company is awarded the contract for "Phase I" and "Phase II", can the same company also participate to the construction and operation bid of the CHP/Cogen? Can the same company be awarded the construction and operation contract for CHP/Cogen?	No, please refer to 2 C.F.R. 200 pt. 319.
27. Are there construction and As-Built drawings for the airport facilities?	There are no current as built for the airport facilities.
28. Is there a topographic and land survey for the facilities to be affected?	No, part of the design is to determine the CHP plan location. Please refer to Appendix A of the RFQ.
29. Can the airport supply a list of current Environmental Permits?	Please refer to Appendix A of the RFQ.
30. Is there an Air Emissions Permit, can the Airport provide a copy of the permit?	Yes, there is an air emission permit for the Airport, but it does not contemplate CHP Project. Copy of the permit will be provided to the selected proponent.
31. Is there a preferred or planned location within the Airport for installation of the CHP Plant, and the installation of the Gas Storage Facilities?	Part of the design is to determine the CHP plan location. Please refer to Appendix A of the RFQ. Moreover, please see Exhibit I, attached hereto, for current possible locations.
32. Besides applicable Building Codes and NFPA are there any known restrictions for the installation of LNG or LPG Tanks particular or specific to the LMM Airport? For example, any insurance FAA, GSA, FEMA or Homeland Security Administration requirements?	Yes, the design must comply with all applicable codes and standards.

33. Are there any preliminary studies related to the CHP feasibility? If there is any, can it be shared for review?	There are no preliminary studies related to the project described in this RFQ.
34. Has any consult or preliminary project permit application been submitted to any local agency or federal agencies regarding the project? If yes, can you detail or supply information regarding this matter.	No.
35. Is the project to be limited to any technology for Cogeneration? For example, Gas Turbines, or Reciprocating Internal Combustion Engines.	As part of the design, it will be designer's responsibility to recommend the most efficient technology and fuel for the Project.
36. Are there any particular Construction Standards or Specifications established by the Owner or Operator that will be part of the SOW?	Please refer to Section VIII of the RFQ.
37. Will PRPA pay for the submission charges, construction taxes (if required), and fees required by the Agencies as part of the permitting process? If any of these charges are to be there is covered by the A/E Firm, please indicate.	This will be negotiated with the selected respondent.
38. Are there any Geotechnical studies representative of the existing conditions in the Airport? If yes, can you provide a copy.	No Geotechnical Studies have been performed for the CHP project; Geotechnical studies are part of the scope of work.
39. Are Geotechnical studies part of the SOW?	Yes, please refer to Appendix A of the RFQ.
40. Are there any known environmental conditions related to the Airport? Example: Lead, Asbestos, Soil Contamination, etc.	Yes.
41. Does the Airport have any well water available? If yes, can you detail the well capacity and limitations.	No.
42. Will there be any architectural limitations, standard, or guidelines to be followed in the design of the buildings and structures related to the project?	Please refer to Section VIII of the RFQ.
43. Many clients do not provide reference letters. We respectfully request that PRPA allow us to provide contact information so that PRPA can contact our references directly and allow us to obtain points by this means for these references. Is that possible?	Yes.



Location 4 Latitude 18°26'16.91"N Longitude 66° 0'36.84"W

Location 5 Latitude 18°26'22.84"N Longitude 65°59'43.12"W

Location 2 Latitude 18°26'14.37"N Longitude 66° 0'40.75"W

Luis Muñoz Marín

Location 1 Latitude 18°26'10.78"N Longitude 66° 0'30.04"W

Location 3 Latitude 18°26'8.06"N Longitude 66° 0'31.09"W

