

Q & A for Re-Development of Shoreham Property RFP 2009

Q1. Will the List of Attendees of the Proposers' Conference be distributed to those attending?

A. Yes. A list of the sign-in sheet for the Proposers' Conference has been posted on LIPA's RFP web site.

Q2. Will a Site Visit Be Scheduled?

A. Yes. LIPA conducted a site tour of the Shoreham property on May 12, 2009.

Q3. To What Degree Should the consultants examine and include analysis and proposals for adjacent land (National Grid and other parcels)? The desire on the part of advisory committee members for such analysis was reported in the NYT article on the Shoreham process. Also, earlier news articles referred to a 'Shoreham/National Grid Steering Committee.' In the briefing all that was referenced was the 'Shoreham Advisory Committee'. What is the history of this collaboration--was it simply a name change or does the former committee still exist?

A. See the response to Question 28. LIPA is not aware of any other group other than the current Shoreham Advisory Committee.

Q4. The Proposal is due 5/25, which is Memorial Day and may be a problem for delivery. Is it possible to move the date to 5/27?

A. The proposal due date was previously revised to May 27, 2009 and it has been subsequently revised to June 9, 2009 by 3:00PM.

Q5. We realize the client declined at the briefing to name a budget for the project, but the scope can be interpreted either broadly or narrowly, and the product defined in depth as a detailed proposal or as a relatively shallow summary of the development potential of site alternatives for broad and PUC approval. Is it possible to either give a range of budget and funding sources available, or define precisely the strategic intent of the final product in terms of breadth and depth?

A. As stated in the response to Question 23 LIPA does not have a specific budget estimate for the work required by the RFP. LIPA believes that the RFP clearly states the intent of the report, e.g., "The purpose of the report is to determine if it is feasible to re-develop the Shoreham property by examining the various technical, political, environmental, financial and market issues that must be addressed if Shoreham were to be successfully converted to an economically productive facility or uses(s)." In order to address this, the selected Proposer must provide the information specified in the RFP and use its findings in rendering its recommendations.

Q & A for Re-Development of Shoreham Property RFP 2009

Q6. We understand that LIPA staff is experienced and skilled in community and governmental outreach. To what extent would LIPA staff participate in outreach activities?

A. LIPA will actively work with the selected consultant to support outreach efforts.

Q7. Will the Buildings be open for interior inspections during the course of the study?

A. LIPA will provide access to the buildings to the extent possible during the course of the study.

Q8. Should the Proposal due date be modified since it is currently on the Memorial Day Holiday?

A. See the response to Question number 4.

Q9. The RFP requires “recommendations regarding the... the preferred remediation system(s) to accommodate [the optimal future] use” and an inventory of “potential remediation needs/costs.” Please make available any remediation Investigation or feasibility study reports performed to date for the Shoreham Site including, but not limited to, any assessments performed of the radioactive contamination of the interior of any site buildings or structures.

A. LIPA is not aware of any previous remediation investigation or feasibility studies performed for the Shoreham site.

Q10. What is the zoning classification of the site and the zoning classification of the adjacent 800 acre National Grid site?

A. LIPA property is zoned as industrial. The adjacent National Grid property is residentially zoned.

Q11. Is power generating use considered to be a priority use for the site?

A. Generating power at the property could be a potential use. LIPA will consider this and other property use recommendations as proposed by the selected consultant. It is the responsibility of the selected consultant to recommend what it believes is the best use(s) for the property that will fulfill LIPA’s RFP goals and objectives.

Q12. In addition to the uses noted in the RFP, would you consider other uses such as residential, if acceptable to the community as a potential change in zoning?

A. Yes. LIPA will consider other uses for the property provided that the consultant demonstrates that any such recommendation has value, is feasible and is a reasonable use of the property.

Q & A for Re-Development of Shoreham Property RFP 2009

Q13. Do you plan to sell or lease the land to developer(s)?

A. This could be a potential consideration to the extent that the consultant demonstrates that any such recommendation has value, is feasible and is a reasonable use of the property.

Q14. Have you determined who would bear the cost of removal of existing structures and site remediation?

A. This will ultimately be determined and negotiated in conjunction with LIPA's decision on how to re-develop the property.

Q15. Could you provide an aerial or basemap of the property?

A. LIPA has posted documents for the Shoreham property on the RFP web site.

Q16. Could you clarify what the Threshold Criteria is that is referenced to in the top paragraph on Page 10 of the RFP? We did not see a list of such criteria in Section V.

A. This is an inadvertent error in the RFP. This should be disregarded as there is no Threshold Criteria for this RFP.

Q17. Please confirm the property line for the site?

A. LIPA has posted documents for the Shoreham property on the RFP web site. District 0200, Section 083.00, Block 01.00 as shown on the Suffolk County Tax Map for the Town of Brookhaven.

Q18. Is the cost proposal part of the 30 page limit?

A. Yes.

Q19. Will there be any DBE/WBE requirements for the project?

A. There are no established D/M/WBE subcontract goals applicable to this RFP. However, LIPA encourages submission of proposals from qualified D/M/WBE firms and/or the use of qualified D/M/WBE firms as subcontractors to the extent Proposers intend to subcontract any portion of the work.

Q20. Will we be able to view background documents prior to submission? (i.e. survey, radioactive testing, soil testing, etc.)

A. LIPA does not think that review of documents, other than those already posted on the RFP web site, is necessary for the submission of a responsive proposal. If any other relevant documents are found they will be provided to the selected Proposer.

Q & A for Re-Development of Shoreham Property RFP 2009

Q21. When will the list of pre-proposal meeting attendees be posted?

A. See the response to Question number 1.

Q22. With regards to the question and answers, where on the LIPA website will this information be contained? Please provide a link, if possible, or directions.

A. LIPA will post questions and answers on the RFP web site at <http://www.lipower.org/company/rfp/shoreham.html>

Q23. Is there a budget or ball park budget established for the RFP?

A. LIPA has no specific budget or estimate for the work required by this RFP

Q24. We wanted to verify what the impact/influence the October 2006, Shoreham Site Evaluation, Potential for Additional Generation, Report SL-008926 prepared by Sargent & Lundy, LLC was on this RFP, Is this use still a viable option for the property? Please clarify.

A. See the response to Question number 11.

Q25. Have geotechnical reports and topographic surveys already been conducted on the site or is this part of the RFP services?

A. LIPA is not aware that previous geotechnical reports and topographic surveys have been performed. As specified in "Data Collection and Inventory", Item D.1, in the RFP, Geotechnical/Topography must be addressed in the report

Q26. Shoreham Advisory Committee - Please describe the intended format and setting in which the consulting team would be working and communicating with both LIPA and the Shoreham Advisory Committee.

A. This is explained in the RFP. Specifically, see RFP pg. 6. Throughout the term of the contract there will be ongoing communication with the Shoreham Advisory Committee.

Q27. Outreach - Please describe LIPA's intended active role and participation, if any, in connection with the consulting team's government, institution, business and public sectors stakeholders outreach meetings.

A. See the response to Questions number 6 and 26.

Q28. To what extent should the plan account/address future development of the surrounding land owned by National Grid?

Q & A for Re-Development of Shoreham Property RFP 2009

A. Part of the RFP Scope of Services is to “inventory the attributes and detriments of the site, surrounding lands, waters, and transportation network.” Accordingly, the plan should address potential surrounding land uses.

Q29. Will LIPA provide information on environmental issues, including remediation that may impact future use and development on the site?

A. LIPA has not found any information, other than as already posted on the RFP web site, it thinks is necessary for the submission of a responsive proposal. If any other relevant information is found it will be provided to the selected Proposer.

Q30. Please describe existing background information (reports and plans) that exist (i.e. environmental, transportation, utility, economic, etc.)

A. See the response to Question 29.

Q31. Will the Power Plant remain on the site? Are there other facilities that will remain?

A. The only facilities that must remain at the site is the existing 138kv switch yard, the existing 79.9 Mw generating facility and the existing Cross Sound Cable property.

Q32. Please describe the public outreach process that you anticipate being undertaken as part of this project (number of meetings, role of consultant at meetings, communication/outreach to stakeholders, etc.)

A. See the response to questions number 6 and 26.

Q33. The RFP states that the selected consultant is required to update the 2006 report, “Shoreham Site Evaluation Potential for Additional Generation.” Can LIPA please expand on the extent to which the report should be updated? For instance, should the consultant specifically update the feasibility of potential combined-cycle units on the parcels designated in the study, or expand the study to include additional new power generation opportunities? Or should the consultant update the cost estimates for demolition?

A. As stated in the response to Question 34, the report should be updated to reflect demolition costs in current day dollars. Any other update of the report should reflect the results of the Proposer’s property use recommendations to the extent that the Proposer believes that the recommendations differ from what is contained in the report.

Q34. The RFP requests that the consultant “determine the likely cost of removal of structures.” The 2006 study “Shoreham Site Evaluation Potential for Additional Generation provides estimates of demolition cost for a subset of facilities in the study area:

Q & A for Re-Development of Shoreham Property RFP 2009

- For structures where demolition costs have been estimated, is it just expected that these figures be updated to current day figures? Or does LIPA have additional needs for calculating demolition and removal costs of these structures? If so, please explain.

A. It is expected that previously estimated demolition costs would be updated to current day cost.

- Have additional demolition studies been undertaken for any facilities not covered by the 2006 study? Please provide an indication as to the number and type of facilities that have not had any previous demolition estimates.

A. Other than as specified in the 2006 study LIPA is not aware that any other demolition studies have been performed. Additionally, LIPA is not aware of any demolition estimates other than as provided in the 2006 report.

- To what extent is assessing the feasibility of additional generation potential on the site part of the scope of services? If it is, please describe the level of analysis or type of deliverable that LIPA would expect the consultant to provide.

A. This is something that should be considered as a future potential use for the property, in addition to other potential uses. However, it is up to the selected consultant to determine whether use of the site for additional generation is ultimately recommended. The RFP describes the Scope of Work and deliverables.

- Is there a listing of any past or current studies that LIPA deems as applicable to the study? If so, can LIPA provide them?

A. See the response to Question 29.