

Notice to Sublease Property Q&A

Questions Received 10/4/21

Question No.	Document	Section/page	Questions	Answers
1.	Notice for sublease of property at the New Jersey Wind Port	Section 1 / Page 5	Can we submit an offer for earlier than July 1, 2026 for parcel A?	<p>No. In order to be compliant, offers on Parcel A and B1 must include a sublease start date on or after 7/1/26.</p> <p>As stated on page 9 of the Notice, the Parcel A earliest start date includes a reasonable buffer beyond the anticipated end date of the initial Parcel A sublease, which NJEDA is currently negotiating with a prospective tenant further to the November 2020 issuance of a Notice to sublease. Should timing permit, NJEDA will bring forward the earliest start date. A decision on whether to bring forward the sublease start will be made during negotiations with an offeror after the scoring of offers, should that party be selected to proceed to negotiations; and following the conclusion of negotiations with the initial Parcel A subtenant.</p>
2.	Notice for sublease of property at the New Jersey Wind Port	Section 1 / Page 5	Could a delay in the purchase of parcel B1 delay the Q3 2026 availability date for tenant?	<p>In the event that the purchase of Parcel B1 does not complete by mid-2024, when core construction of Parcel B1 is targeted to commence, the Q3 2026 completion date would be impacted. However, NJEDA does not anticipate this occurring, with the purchase of Parcel B targeted to complete by the end of 2022, well in advance of construction commencement.</p>

3.	Notice for sublease of property at the New Jersey Wind Port	Section 3 / Page 8	As "commencement dates are anticipated dates that may change", how will delays be mitigated if the availability of the parcel at a certain time is critical to the schedule of the project?	<p>NJEDA anticipates that future sublease and associated agreements will involve a range of mechanisms for ensuring that subtenants have early and continuous visibility of progress towards commencement dates, as well as for possible cost recovery should construction delays result in costs to a subtenant.</p> <p>The precise commercial arrangements for dealing with a delay to sublease commencement dates, whether due to construction delays or other factors, will be negotiated with an offeror after the scoring of offers, should that party be selected to proceed to negotiations.</p>
4.	Notice for sublease of property at the New Jersey Wind Port	Section 3 / Page 10	A uniform live load of 6200psf is anticipated but is there any punctual load limitation for installation and delivery berth?	<p>Concentrated loads will get distributed with depth, and they will be a function of the pressure area (member sizes, support frames or pads/timber mats). The structures of both the installation and delivery berths will perform adequately as long as the distributed load at the deck level is less than 6,200 psf. Heavy WTG components such as Nacelles or Tower Sections are anticipated to be placed on the delivery berth during the load-in process. These heavy components will either be placed directly on SPMTs whose ground pressure is less than the wharf deck's 6,200 psf allowable bearing capacity, or they are expected to be equipped with a supporting steel frame/dunnage to keep the heavy components in position and distribute the weight of the load over a larger area limiting it to the wharf deck's 6,200 psf allowable bearing capacity.</p>

5.	Notice for sublease of property at the New Jersey Wind Port	Section 3 / Page 10 & 11	Will the set-up of a "gravel mat" enabling the use of jack-up vessel and its maintenance be the responsibility of NJEDA? Is it included in the permits requested by NJEDA for phase 1 construction?	<p>The Phase 1 berth pocket design submitted to Federal and State permitting agencies allows for installation of a "gravel mat". Specifically, the Phase 1 permit is for a general dredge depth of -35.5 ft NAVD88 (plus 1.5 ft over dredge). At the installation berth, in order to accommodate floating loadout operations of install vessels, a 700' x 250' pocket is planned to be dredged to -40.8 ft NAVD88 (plus 1.5 ft over dredge).</p> <p>Also at the installation berth, in order to accommodate the install vessel jack-up legs, a 450' x 250' pocket (within the footprint indicated above for floating loadout ops) is planned to be dredged to -47.5 ft NAVD88 (plus 1.5 ft over dredge), which could be potentially filled with a gravel mat as required. <i>(Please see the Attachment A: Installation Berth Design Depth for visual reference in the NJEDA Extranet - Notice to Sublease Data Room - All Documents (sharepoint.com). To gain access to the data room, interested parties must first execute NJEDA's form non-disclosure agreement (NDA). Please request an NDA by emailing njwindport@njeda.com. If a party already as an NDA please forward a copy to njwindport@njeda.com alongside your request for access to the project Data Room.)</i></p> <p>As outlined above, NJEDA is ensuring that the Port's design (e.g. berth pocket dredge depth) and permit approvals allow for the option a gravel mat. However, gravel mat installation</p>
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				and ongoing maintenance shall be the (respective) responsibility of the marshalling tenant(s) on parcels A and B1. Tenants may also be required to remove the mat upon lease termination; with NJEDA making a determination at that time depending on the next tenant's needs. Further, the thickness of the gravel mat (and the required depth to accommodate it) was estimated for permitting purposes. The subtenant/end user will be required to perform a leg penetration analysis (LPA) based on the specific vessel and associated jacking forces, using local soil conditions.
6.	Notice for sublease of property at the New Jersey Wind Port	Section 3 / Page 11	Will the area around the berth delivery be fenced to ensure the safety of the operations with no interference when one tenant is performing discharge operations?	Yes. NJEDA's current design concept for fencing assumes that the delivery berths on parcels A and B1 will be separated from the parcel A and B1 marshalling parcels via a secure fence line.
7.	Notice for sublease of property at the New Jersey Wind Port	Section 3 / Page 11	What is NJEDA vision for the discharge equipment that will be required by several tenants sharing a delivery berth?	NJEDA anticipates that responsibility for procuring cranes and other equipment required to carry out deliveries at the delivery berth will be resolved via negotiations with offerors and via NJEDA's implementation of a suitable operating model for the Port. NJEDA envisages that its determination of the optimal operating model for the Port will occur concurrently with sublease negotiations that may occur following submission of offers in response to this Notice. NJEDA further anticipates that the co-ordination of movement and deployment of cranes and other equipment within the berth area will be managed by the NJEDA port operator, in alignment with the agreed berth

				usage rights and designated delivery windows of port subtenants.
8.	Notice for sublease of property at the New Jersey Wind Port	Section 4 / Page 12	Could you please share the latest permitting and construction schedule?	Parties should refer to the indicative construction schedule outlined in the Notice, as well as exhibits G (Parcel A), H (Parcel G), I (Parcel B1) and J (Parcel C) for further information on each parcel.
9.	Notice for sublease of property at the New Jersey Wind Port	Section 4 / Page 12	Will you organize site visits as a tour with all potential bidders together or separately with each party? Will there be the possibility to conduct a site visit after the non-binding offer deadline?	NJEDA will organize separate site visits (to occur prior to October 20) with prospective bidders that submit a request to njwindport@njeda.com . NJEDA will ensure that each site visit provides the same level of site access and information. Due to the need to secure PSEG approval, parties are encouraged to request a site visit as soon as possible. NJEDA anticipates that parties with which it is negotiating further to the scoring of offers will have additional opportunities to visit the site during the negotiating period.
10.	Notice for sublease of property at the New Jersey Wind Port	Section 5 / Page 13	Do you anticipate asking binding offers for the parcels at the same time with potentially the same entities submitting offers for several parcels?	Per the Notice, all offers will be evaluated on a strictly parcel-by-parcel (i.e., stand-alone) basis. Similarly, the point when NJEDA seeks binding offers will differ by parcel. The timing of when NJEDA will seek binding offers for a given parcel has not been determined and will be dependent on the offers received and the outcome of future negotiations.
11.	Notice for sublease of property at the New Jersey Wind Port	Section 5 / Page 15	What do you mean by "more than one use of any one parcel"?	By "more than one use of any one parcel" NJEDA is referring to a scenario where one party wishes to sublease a parcel and has two potential alternative (i.e mutually exclusive)

				uses of that parcel. For instance, a party wishes to put in an offer for Parcel G for either manufacturing activity X or manufacturing activity Y. In order for NJEDA to score both potential uses, it is requesting that parties lodge an offer letter and technical requirements statement for each alternative use for any one parcel, where applicable.
12.	Notice for sublease of property at the New Jersey Wind Port	Section 7 / Page 16	Can you clarify definition of what to account as capital expenditures?	By capital expenditure NJEDA is referring to the upfront capital spending that an offeror anticipates – whether on its own subleased parcel or elsewhere in the State. For example, on-site capital expenditure might include a manufacturing facility or installed lift equipment, amongst other things. Off-site capital expenditures might include capital contributions towards supply chain facilities, amongst other things.
13.	Exhibit A	Page 2	Can you confirm that tax credits or other incentives excepted are limited to the activities and/or investments related to NJWP?	<p>Tax credits and other incentives should cover any local, NJ-level or Federal-level incentives that relate to activities/investments at the port, or that otherwise arise due to other in-state activities and investments listed in Section 8 of the offer letter template.</p> <p>An assessment of indicative tax credits based on offshore wind facility size has been uploaded to the data room – NJEDA Extranet - Notice to Sublease Data Room - All Documents (sharepoint.com). See PDF entitled “Indicative OSW Credits”. Interested parties should note that incentive amounts are indicative only. Further, any future award of tax credits by NJEDA is separate from and unrelated to this</p>

				Notice to sublease. NJEDA provides no assurances that an entity will be successful in securing a future tax credit should it be successful in securing a sublease on a given parcel or parcels, and any decision on any application for tax credits or other financial assistance from EDA shall be subject to the EDA Board's review and approval.
14.	Exhibit F	Page 2	How long can the PSEG outage period for refueling be?	Nuclear refuel outage periods typically run for 23 days. Before the outage starts there is a ramp-up of PSEG Nuclear personnel and resources over a period of 2-3 weeks. Layoffs occur as individual scopes conclude.

Question Received 10/5/21

Question No.	Document	Section/page	Questions	Answers
15.	Notice for sublease of property at the New Jersey Wind Port	N/a	We were wondering if submissions from this solicitation will be factored into potential usage and timing requirements for the development and sublease of the planned parcels that are not being offered in the current RFI (e.g. B2, D, E)?	<p>Parcels D and E are not intended for sublease. Parcel D will be used to accommodate a shared port services building. Parcel E is intended to be used long-term as a Confined Disposal Facility (CDF), to accommodate the Port's ongoing dredge maintenance needs.</p> <p>Parcel B2 is anticipated to be developed as a manufacturing parcel. Tenant selection for Parcel B2 will be via a separate Notice to sublease process, the timing of which remains to be determined. NJEDA anticipates making a decision on the timing of the tenant selection process for Parcel B2 in late 2022.</p>