

Request for Proposals (“RFP”):

Date: December 15, 2025

North Grid Electric Upgrades

RE: Addendum # 3

of Pages: 9

A) BPCA’s RESPONSES TO SUBSTANTIVE QUESTIONS: Below are the responses to substantive questions received by Battery Park City Authority (“BPCA”) by December 10, 2025, in connection with this RFP.

B) RFP REVISIONS:

The following revisions are hereby made to the RFP:

- 1) DELETE Exhibit F: Form of Cost Proposal and REPLACE WITH Exhibit F: REVISED Form of Cost Proposal included below.
- 2) Please ensure that all submissions include acknowledgment of this addendum.

The deadline for proposal submissions remains unchanged.

By signing the line below, I am acknowledging that all pages of this Addendum #3 have been received, reviewed and understood, and will be incorporated into the Proposal submitted. This document must be attached to the Proposal for consideration.

Print Name

Signature

Date

Number of pages received: _____ <fill in>

Distributed to: All prospective Proposers

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**EXHIBIT F REVISED
FORM OF COST PROPOSAL**

TASKS	COST:
Mobilization:	
General Conditions:	
Demolition:	
Construction:	
Allowance for Repairs:	\$150,000
Allowance for Con Ed Fees:	\$25,000
Allowance for straightening light poles:	\$50,000
TOTAL:	

UNIT PRICING	COST:
Additional cost per TD LED Luminaire	
Additional cost per BP LED Luminaire	
Deduct cost per TD LED Luminaire	
Deduct price per BP LED Luminaire	
Roadway Boxes (EA) (Installed and restore grade in-kind)	
Conduit (LF) (Installed and restore grade in-kind)	

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The following is a list of responses to questions submitted by prospective respondents to the North Grid Electric Upgrades, RFQ. A copy of the RFQ is available at:

https://media.bPCA.ny.gov/wp-content/uploads/2025/11/17140418/North-Grid-Electric-Construction-RFP_FINAL_11.13.25.pdf

Question 1: Please confirm as discussed at the mandatory walkthrough that Battery Park City will secure the electrical handholes within the street parking lanes as needed for contractor to perform contract work.

Answer: The Contractor is to file street work permits from DOT work with BPCA to post signage of upcoming work. BPCA will notify the public of upcoming work and how street parking may be affected. The Contractor shall be responsible for blocking off areas as required to perform the work with cement bollards or barricades when feasible, such as during alternate street parking. BPCA may assist in securing spaces if possible and if given sufficient advanced notice by the Contractor.

Question 2: The contract documents call for the repair and/or replacement of conduit bushings throughout the grid as needed. Please advise what the course of action is in the event the conduit falls short of entering the handhole preventing access or the conduit condition will not support a new bushing?

Answer: If a conduit falls short of entering into a roadway box or doesn't support a new conduit bushing, the Contractor shall excavate and replace 5 – 10 feet of the affected conduit (or a sufficient amount to ensure it no longer falls short) and/or install all necessary connectors, threads, couplings, etc. necessary to connect the existing conduit with the new conduit and install new conduit bushings inside the roadway box. For bidding purposes, assume any work associated with this scope (if encountered) will be covered under bid item "Allowance for Repairs".

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Question 3: Note 11 and 12 on drawing E-002 call to maintain and protect the Wi-Fi and camera conductors. What is the maximum duration they can be out of service?

Answer: Contractor to coordinate maintenance with BPCA and inform of all potential outages, with advanced (two week) notification of all proposed out-of-service periods longer than four hours.

Question 4: Note 24 on drawing E-002 calls to use breakaway connections at each light pole. Other grids throughout BPC utilized non-breakaway.

Answer: The project team has determined that breakaway connections are preferable and are to be utilized in accordance with the specified models in the drawings.

Question 5: In the event power to traffic signals need to be interrupted, what is required for traffic control and by whom will it be performed and maintained by?

Answer: Contractor will be responsible for notifying the New York City Department of Transportation in advance of any interruption to traffic control. The Contractor will be responsible for maintaining and performing traffic control during any interruption.

Question 6: Exhibit C indicates that M/WBE Goals are 30% and Service Disadvantaged Business Goals are 6% for a total of 36%. Please confirm if M/WBE / SDVOB Suppliers will count towards this goal?

Answer: Yes, MWBE/SDVOB suppliers receive **60%** credit towards participation goals.

Question 7: To provide experience with comparable infrastructure projects and demonstrate the competence of key personnel; is it acceptable to submit work completed and on hand attachments as well as resumes for Key Personnel?

Answer: Yes.

Question 8: Will BPCA require a bid bond to be submitted with the proposal?

Answer: A bid bond is not required to be submitted with the proposal.

Question 9: Bid Specifications indicate that the contractor is required to pay Con Edison Fees for equipment and services to be supplied and performed by Con Edison as part of a Fixed Sum Allowance. Is payment for Con Edison fees out of the "Allowance for Repairs" line item in Exhibit F, or should there be another line item for Con Edison Fees?

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Answer: Con Edison fees are not currently part of the “Allowance for Repairs. BPCA will include an additional line item as a fixed sum allowance for this work in the form of cost proposal. The selected Contractor will be paid the actual amount of the fees against this line item (not the fixed amount). Should the fees be more than the fixed sum included in the allowances, the allowance will be augmented accordingly.

Question 10: Has BPCA received any proposals from Con Edison for the work that they’re required to complete?

Answer: A Con Ed estimate has not yet been received. Please refer to the above question to address an allowance for this work.

Question 11: Who is responsible to pay the Con Edison fees to shut down the Con Edison Service to disconnect power conductors to Fixtures that are always on?

Answer: The Contractor is responsible for fees associated with all Con Edison work.

Question 12: Please provide a contact with Con Edison who is familiar with this project.

Answer: The case numbers associated with the Vesey and Warren Street grids are #MC-900181 and #MC-900193 respectively. BPCA will coordinate communication with Con Ed during the prosecution of the Work.

Question 13: Will DOT Permits / Fees be required as part of this project?

Answer: Yes; Contractor will be responsible for DOT fees as required.

Question 14: Will BPCA coordinate street closures for contractors to access Roadway Boxes?

Answer: Please refer to the response to Question 1.

Question 15: Will contractors be required to set up any MPT, such as shadow trucks / lane closures, for work in roadway boxes or will traffic cones / barriers suffice?

Answer: Because roadway boxes are close to the curb, either metal barricades or construction cones/barrels with telescoping sticks should be used to close off work areas. Work will not be in the middle of the road.

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Question 16: During the walk-through, several light poles were observed to be crooked. Will straightening of the poles be required or will luminaires be replaced on crooked poles?

Answer: Contractor to provide a survey prior to commencement of the work and notify BPCA of the extent of any poles that require straightening. A separate allowance will be included for this work. If concrete footing foundation is whole/solid but the washers/shims or nuts are loose, missing or rotted out then the pole will be required to be straightened. Otherwise, BPCA will work with the Contractor to address this as a field condition during the prosecution of the Work.

Question 17: Note #12 on drawing E-001 indicates “Electrical Contractor shall be responsible to hire a third-party electrical inspection agency to provide UL inspections and submit a certificate of inspection prior to final request for payment.”. What testing is required to be performed by the third-party? All testing indicated in the specifications.

Answer: All equipment shall be UL listed and the Contractor’s electrical inspector shall sign off prior to work being completed. Testing can be completed by the Contractor and given to the electrical inspector and Engineer of Record (“EOR”) for their final acceptance / approval.

Question 18: Note #22 on drawing E-001 indicates “Contractor to provide bid price for conduit (LF) and Roadway Boxes (EA) in the case that any existing ducts or roadway boxes cannot be re-used. Price of conduit and roadway boxes to also include costs to restore grade in-kind.”. There is nowhere on Exhibit F to put these unit prices. Please provide an updated Exhibit F.

Answer: An updated Exhibit F will be provided.

Question 19: Exhibit F includes a line item for Add Alternate #1, which is toe an extended two-year warranty. Review of the contract specification / drawings do not indicate any warranty requirements. What is to be included in the extended two-year warranty?

Answer: The extended warranty requirement will be deleted.

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Question 20: Please provide a breakdown as to what is to be included in the Unit Prices for the Add and Deduct of the LED Luminaire. Should these costs include ball & brush of conduits, installation of wire, convenience receptacles etc., or is it simply for the supply of the Luminaire? Which type of Luminaire should be figured... Battery Park or Tear Drop?

Answer: Please provide a unit price solely for each type of Luminaire.

Question 21: Please confirm working hours are standard Monday through Friday Straight Time Hours.

Answer: Proposal should include standard straight-time hours, M-F.

Question 22: Will contractors be provided with a local staging / laydown area to store material & equipment while performing the work?

Answer: Contractor to include a logistics diagram to show the footprint of a staging area or identify needs for staging/ laydown area. BPCA will work to coordinate but cannot guarantee a particular location.

Question 23: Note # 24 calls for contractors to provide a price for temporary power to the traffic signals... Should this be included in the construction costs or will BPCA add a separate line item? Please provide power requirements to provide temporary power to the existing light poles.

Answer: See table below. Please note: Values shown above for ECC include both street lighting and traffic signal power. Contractor to coordinate with BPCA on the amount and order in which lights are taken offline and provided with temp power.

Existing Vesey grid

Ph. A:	46A * 120V	=	5.52 kW
Ph. B:	54A * 120V	=	6.48 kW
Ph. C:	37A x 120V	=	4.44 kW

Existing Warren Grid

Ph. A:	44A * 120V	=	5.28kW
Ph. B:	44A * 120V	=	5.28 kW
Ph. C:	62A * 120V	=	7.44 kW

Existing wattages:

B Poles	=	150W
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BC & M Poles = **250W**

Question 24: Does BPCA have an advertised budget for this contract?

Answer: No.

Question 25: Note No. 007 on drawing E-001 refers to utility mark outs and test pits. It also indicates that all conduits shall have a minimum 1ft horizontal and vertical clearance from existing underground utilities. If contractors are re-using the existing infrastructure / conduits, how can we guarantee this? This note should be removed or clarification as to the full extent of work required should be provided.

Answer: Horizontal and vertical clearances stated are only required for new conduit installations and only if field conditions warrant new conduit. Clearances for existing conduit should be left as-is.

Question 26: During the walk-through, the only fixtures visibly lit were the ones that are directly wired to the Con Edison Service. Are all the other fixtures currently operational? If not, how many do not function properly?

Answer: All fixtures are operational. All existing luminaires will be replaced with new LED luminaires in this upgrade and all wiring within the pole will also be replaced.

Question 27: Note No. 19 on drawing E-001 calls for all conduits, fitting and boxes to be PVC Coated RGS. Specification section 260543 does not call for PVC Coated RGS. Please advise.

Answer: Contract Drawing E-001, note 19 calls for polyurethane coating and not PVC coating.

Question 28: Are all existing conduits, fittings & boxes PVC Coated RGS?

Answer: No.

Question 29: The scope of work indicates "Coordination with separate EV Pilot project as required.". Could you please elaborate on the coordination that will be necessary.

Answer: At this juncture, no additional coordination is required.

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Question 30: Can you please also confirm that the contract does not include furnishing and installation new conduits and boxes, and any conduits or boxes will be paid under the \$150,000 allowance?

Answer: Exhibit F Revised, included herein, has been updated accordingly for unit costs for same. These repairs will be paid under the allowances on the basis of the unit costs.

Question 31: Note 16 on drawing E-001 says “the temporary wires shall not be permitted to be exposed”. Typically, temporary street lighting is fed from overhead exposed cable. Please clarify.

Answer: Temporary street lighting will be overhead exposed cable with prior written approval from BPCA and the EOR.