RFP #384 – Questions & Answers Addendum

1. Will the chargers be public-facing and require payment processing, or are they for fleet use?
A: These chargers will be available for public use and will require payment processing.

2. Is JIA also seeking a fleet charging solution if this project is for public use?
A: No. JIA is not seeking a fleet charging solution at this time.

3. What is the number of units/ports at each location?
A:

- Oceanview Beach Park – 4
- Morgan Center – 6
- Beach Village – 9

4. What is the existing amperage of each unit?
A: Tesla – 50 amps / Clipper Creek – 40 amps

5. Did JIA utilize any funding programs for the existing installations, and how many years ago were these installed?
A: Yes. The installations were completed in 2017.

6. Requesting Scope of Work.
A: Please see RFP #384, Section 8 and Attachment H of locations.

Oceanview Beach Park

7. You are intending to replace the 200-amp service. Will it be placed in the same location as it is today?
A: Yes.

8. If the panel is being relocated, are we responsible for removing old hardware and concrete?
A: No.

Beach Village

9. Where is the panel located for the charging stations? It appears to be on the southeast side of the trash compactors but was locked and not able to be verified.
A: The panel is located on the southeast side of the trash compactors.

10. Can we reuse the main conduit at this location? If the panel location is correct, replacing the conduit from the panel to the chargers will be costly as it runs through a large portion of concrete.
A: Yes.

11. Can you verify the breaker setups in the panel? It appears to be a 200-amp panel and, if your specs are correct, the panel will trip if multiple chargers are operating simultaneously. I also believe this panel powers the trash compactors, which further oversubscribes it.
A: Correct. The panel is powering the compactors. JIA would add a subpanel.

Morgan Center

12. When will the decision be made regarding relocation of the 200-amp panel? If relocated, where would the new location be within the parking lot?
A: This is open for discussion. There are multiple options within the same parking lot.

13. If the panel is being relocated, are we responsible for removing old hardware and concrete?
A: No.

14. The spec sheets list two Clipper Creek units with individual 40-amp circuits; however, they are sharing one 50-amp circuit.
A: Okay.

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15. Please confirm the total number of charging stations JIA intends to deploy and whether both Level 2 and DC Fast Chargers are expected under this contract.
A: Refer to Question & Answer #3.

16. Will the charging infrastructure be owned by the contractor, by JIA, or transferred to JIA at the end of the contract term?
A: The contractor will own the infrastructure via a ground lease.

17. Is the contractor fully responsible for securing new utility service drops, meters, and potential transformer upgrades, or will JIA/Georgia Power assist with interconnection or

cost sharing?
A: JIA will work with Georgia Power to provide support.

18. Will JIA provide support in obtaining required permits, including environmental, coastal, or zoning approvals, or is the contractor solely responsible for all permitting?
A: Yes.

19. Are ADA-compliant stalls, signage, lighting, and striping part of the contractor's scope, and will JIA provide any existing site drawings or preferred layouts?
A: Not ADA-compliant at this time.

20. Please confirm whether the project is fully JIA-funded or partially supported by federal or state programs (e.g., NEVI or sustainability grants). If applicable, specify the total available project funding and clarify whether any Buy America / BABA or Davis-Bacon provisions apply.
A: No grants have been applied for.

21. Will JIA provide any upfront funding contribution or matching grant toward hardware procurement, site civil work, or make-ready infrastructure?
A: No.

22. What revenue-sharing percentage is expected between the contractor and JIA, and should the proposal include a minimum annual payment or guaranteed base rent?
A: Yes – base rent plus a percentage.

23. How does JIA define "gross revenue" for revenue-sharing purposes — charging fees only, or also network subscriptions, advertising income, or environmental credits?
A: Revenue generated from Jekyll Island-specific locations.

24. Will electricity costs be paid directly by the contractor through a separate meter, or reimbursed by JIA? If JIA will pay for electricity, what tariff or kWh rate should be assumed?
A: The contractor will pay electrical costs.

25. May the contractor claim and trade LCFS, carbon-offset, or renewable-energy credits associated with the charging stations, or must those credits be shared with JIA?
A: Yes.

26. Section 9.2 indicates an initial one-year term with three optional renewals. May proposers propose a longer initial term (e.g., 5–10 years) to enable capital cost recovery?
A: Yes.

27. Are Performance and Payment Bonds mandatory for this scope, or only if construction value exceeds $100,000?
A: No.

28. Is a Bid Bond required to be submitted with the proposal, and if so, what is the required amount?
A: No.

29. For contractor-funded installations, will JIA allow revenue retention over the contract term to recover capital investment, or should reimbursement be structured through milestone payments?
A: Yes.

30. At contract expiration, will the installed infrastructure remain on-island under JIA ownership, or may the contractor remove or transfer the assets?
A: Refer to Question & Answer #16.

31. Would JIA consider extending the current proposal submission deadline to allow adequate time for preparation of a complete and competitive proposal?
A: No.