



Florida Department of Environmental Protection

Marjory Stoneman Douglas Building
3900 Commonwealth Boulevard
Tallahassee, Florida 32399-3000

Rick Scott
Governor

Carlos Lopez-Cantera
Lt. Governor

Noah Valenstein
Secretary

July 14, 2017

NOTICE TO APPLICANTS ADDENDUM NO. THREE (3)

C.H. Corn Hydroelectric Generating Station DEP Bid NO. BDC65-16/17

TO BIDDERS AND PLAN HOLDERS ON THE ABOVE REFERENCED PROJECT: PLEASE NOTE CONTENTS HEREIN AND INCLUDE WITH YOUR BID SUBMISSION.

NOTICE

It will be required that this addendum be signed in acknowledgment of receipt and that it be included with your Bid when same is submitted to Mae Roth, Government Operations Consultant II, Bureau of Design and Construction, 3800 Commonwealth Blvd. MS520, Tallahassee, Florida 32399-3000. Failure to do so may be grounds for rejection of the Bid.

Signature of Contractor and Date

The Following statements supersede & supplement the corresponding items in the specifications & drawings:

The attached pre-bid conference minutes and sign in sheet are hereby incorporated into the bid documents. Responses to the questions posed at the conference will be provided in a forthcoming addendum.

In all other respects, the contract documents of which this is an Addendum, and attachments relative thereto, shall remain in full force and effect.

Pre-Bid Meeting

DEPARTMENT OF ENVIRONMENTAL PROTECTION
INVITATION TO BID
C.H. CORN HYDROELECTRIC GENERATING STATION
ADVERTISEMENT NUMBER: BDC65-16/17

ADVERTISEMENT BEGIN DATE/TIME: 06/07/2017 - 03:00 P.M.
ADVERTISEMENT END DATE/TIME: 08/07/2017 - 03:00 P.M.

July 11, 2017
10:00 AM
C.H. Corn Hydroelectric Generating Station
Call: 888-240-2560
Meeting Id: 395604366

1. Tour
2. Introductions
 - a. See sign-in sheet for contact information.
3. Summary
 - a. The DEPARTMENT is soliciting bids for the operation and maintenance of the FACILITY.
 - b. The FACILITY is located on lands owned by the TRUSTEES and leased to the City of Tallahassee.
 - c. The City of Tallahassee Electric Utility Services owns the electrical power generating equipment and operates the FACILITY in accordance with a license the City of Tallahassee was granted by FERC for Project P-2891, formerly known as the Jackson Bluff Hydroelectric Project.
 - d. The license expires in 2022 and FERC must be informed by June 30, 2017 with a formal Notice of Intent to surrender or relicense or transfer the license. The City of Tallahassee has decided to surrender the license.
 - e. Through this bid the DEPARTMENT is seeking an Independent Power Producer to take over as O&M CONTRACTOR at the FACILITY who would also be responsible for applying and obtaining a license from FERC with no lapse in the operation of the FACILITY.
 - f. The TRUSTEES would lease the FACILITY to the new O&M OPERATOR who would assume the same responsibilities for operating, maintaining, and managing the FACILITY as the City of Tallahassee Electric Utility Services.
 - g. The terms and conditions of the current lease with the City of Tallahassee as well as the current operating requirements will change as the lease with the new O&M OPERATOR is finalized.
 - h. The rest of the background is in the bid invitation and the material made available on USB drives handed out at the meeting by FDEP.
4. Material Available
 - a. A USB drive was handed out to those that provided the NDA. The same material was subsequently distributed on a secure FTP website. The USB drive contained the following material:
 - i. The current lease between the State of Florida and the City of Tallahassee.
 - ii. Proposed lease
 - iii. Facility Assessment & Inspection Report of the C. H. Corn Dam & Hydroelectric Generating Station under the ownership of the Florida Department of Environmental Protection (FDEP). Excluded is the intentional assessment of equipment owned by the City of Tallahassee, including three turbine-generator units, electrical switchgear, turbine-generator control systems, step-up transformer, flood gate hoists and 100 kW emergency generator and fuel tank residing within the subject facility.



- iv. Pre-application Document and reference material that includes:
 - 1. Current lease between State and City
 - 2. Plans and Drawings
 - 3. FERC License and run of river amendment
 - 4. Demographics
 - 5. Fisheries
 - 6. River Basin
 - 7. Water Quality
 - 8. Wildlife
 - 9. Lake Talquin State Park Management Plan
 - 10. Generation and Outflow Records
 - 11. Water Management Procedures
 - 12. Part 12D Report
 - 13. EAP
 - 14. Other records
 - v. Critical Electric Infrastructure Information (CEII) that is exempt from disclosure under Section 119, Florida Statutes.
5. Lease Key Points
- a. BIDDER will have the right to retain all revenue from the sale of power produced by the FACILITY; and the right to sell that power to any entity. As an option the City of Tallahassee, subject to City Commission approval, would be willing to enter into a mutually agreeable Purchase Power Agreement (PPA).
 - b. The lease term shall be for a period of ten (10) years. The lessee will have exclusive right to renew the lease for two additional five-year terms under the same terms and conditions set forth in the initial lease.
 - c. A Land Use Plan will be required.
 - d. Surrender of Premises AND all improvements.
 - e. LESSEE shall make available to local school systems, universities, colleges and other public entities guided tours on an annual basis.
 - f. Performance bond (the "Bond") in the penal sum of \$350,000 issued by a surety company or bonding agent authorized to do business in the State of Florida.
6. Bid Requirements
- a. Mailed and received or hand delivered by the submission deadline.
 - b. Items to be submitted with a bid:
 - i. Completed and signed BID FORM.
 - ii. Bid Guaranty: Certified Check, cashier's check, or irrevocable Letter of Credit from a financial institution as defined by Section 655.005, Florida Statutes, for 10 percent of the competitive bid offered for the base annual lease fee for the first year of the lease.
 - iii. Completed and signed NDA Certification
 - c. Any award made will be to the highest responsible BIDDER, provided it is in the TRUSTEES' interest to accept the bid. The TRUSTEES reserve the right to reject any or all bids. The TRUSTEES further reserve the right to waive any minor irregularities in any bid received. The DEPARTMENT'S recommendation to the TRUSTEES will be for denial of any bid that is for less than the lump sum amount of \$60,600.00 per annum.
 - d. Bid Guarantees of unsuccessful BIDDERS will be returned within ten working days after the TRUSTEES' decision.
7. Schedule
- | | |
|-----------------------------------|---------------------------------------|
| a. Questions Submitted by | July 18th, 2017 |
| b. Answers to Questions Posted by | July 25th, 2017 (Planned) |
| c. Bid Submission Deadline | August 7 th , 2017 at 3 pm |
| d. Bid Opening | August 7 th , 2017 at 3 pm |



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| e. Board of Trustees Meeting for Approval | Department of Environmental Protection, MS 130,
Room 301G - Carr Building
3800 Commonwealth Blvd, Tallahassee FL, 32399
September 26, 2017 (Estimate) |
| f. Award | September 26, 2016 (Estimate) |
| g. New O&M Begins Operations | September 26, 2017 or when lease is executed (Estimate) |

8. Questions and/or Comments
a. See attached.

9. Adjourn

Respectfully,

BERGMANN ASSOCIATES



Donald P. Nims, Jr., P.E.



GMANN ASSOCIATES

Pre-Bid Sign-In Sheet

Project:	C.H. Corn Hydroelectric Generating Station		
Subject:	Pre-Bid Meeting		
Date:	7/11/2017	Time:	10:00 AM
Location:	C.H. Corn Hydroelectric Generating Station		

1.	Name	Firm/Address	Email	Telephone/Fax
	DAVID MCCRAWIE	CITY OF TALLAHASSEE		891-5991 (850)
2.	TERI CARRON	FDEP/BDC	TERI.CARRON@FDEP.STATE.FL.US Theresa.Carron@dep.state.fl.us	850.245.2721
3.	Mae Roth	FOEP/BDC	mae.roth@dep.state.fl.us	(8) 245 - 2781
4.	Michael Leonard	Bergmann Assoc.	mleonard@bergmannpc.com	904 760 4503
5.	RYAN BERG	ENEL	RYAN.BERG@ENEL.COM	978-609-8317
6.	JOAQUIM NUNES	ENEL	JOAQUIM.NUNES@ENEL.COM	978-989-5814
7.	GEORGE MUSKEVITZ	ENEL GREEN POWER	george.moskevitz@enel.com	207-468-2691 978-850
8.	PHILIP T. STONE	FDEP	philip.stone@dep.state.fl.us	

BLINGMANN Pre-Bid Sign-In Sheet
ASSOCIATES

Name	Firm/Address	Email	Telephone/Fax
9. Cheryl McCall	DEP	cheryl.mccall@dep.state.fl.us	245 2739
10. Carson Mitchell	DEP	Carson.C.Mitchell@dep.state.fl.us	245 2742
11. KARL BAUER	CITY OF TALLAHASSEE	karl.bauer@talga.com	891-5977
12. Herbie Johnson	Gulf Power Co.	HN Johnson@Southern.com	905-438-0459
13. Chuck DeLave	Southern Co. Services	cadelave@southernco.com	904-825-4319
14. TRIVANI SINGH	CITY OF TALLAHASSEE	Trivani.Singh@talga.com	850-891-5552
15. ROB McGAREAM MCGAREAM	"	Rob.McGaream@talga.com	850-891-5554
16. Spalle P. Fitzgerald	Gulf Power	Smfstrg@southernco.com	850-444-6471
17. Russell Badders	Gulf Power / Begg's Lane	RAB@beggslane.com	850-469-3316
18. Michael L. Buckingham	Gulf Power Corp	MJBureau@Southern.com	850-444-6661

BERGMANN Pre-Bid Sign-In Sheet
ASSOCIATES

19.	Name	Firm/Address	Email	Telephone/Fax
	Mel Young III	GULF POWER	MAYOUNG@SOUTHERNCO.COM	850-319-4291
20.	Colleen Castille	EarthSTEPS	Colleen@Earthsteps.org	850-566-5791
21.	Linda Nelson	EarthSTEPS	lnelson@earthsteps	850-321-2486
22.	PAT FAIRCLOTH	CITY OF TALLAHASSEE	PAT.FAIRCLOTH@TALGOV.COM	850-891-5936
23.	Don Nims	Bergmann Associates	dnims@bergmannpc.com	595-498-7871
24.				
25.				
26.				
27.				
28.				

BERGMANN Pre-Bid Sign-In Sheet
ASSOCIATES

On the Phone

Name	Firm/Address	Email	Telephone/Fax
9. Chuck Altrich	Northbrook Energy	cahltrchse@energy.com	(480)551-1771
10. Adam O'Mara	Brookfield Renewable	adam.oma@brookfieldrenewable.com	
11. Dave Youlen Matt Ocwieja	Eagle Creek	dave.youlen@eaglecreekre.com Matt.Ocwieja@eaglecreekre.com	
12. Andrew Longenecker	Cube Hydro	a.longenecker@cubehydro.com	(240)482-2710
13.			
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Pre-Bid Conference Questions

Maintenance

How frequent is trash/debris removal? About every 3 months using clam shell crane.

What is the debris composed of?

Is there a gate operation protocol in place? No, none needed beyond gate controls.

How often are grounds inspected? Daily

Additional access to 2nd gate? Additional access to back gate from CR 267

How often and how long does it take to mow the grass? 10 days, 2 days

Any limitations on weed control?

Are mowers, etc. on equipment list?

What fire protection for structure? Fire station plug available; inside turbine room there is alarm and extinguisher.

Measuring outflow? Measurement on Culvert every 2 weeks with manual bucket per WMD

Change of flow? None noticed other than after heavy rains

Legal/Stakeholders

Duke easement – How big? Where and what rights?

Is there a contract with the hunting camp?

Contractual recreation obligations?

Why city guaranteeing PPA?

Facility in management plan; how to omit from MP? Negative response memo?

Is plant obligated to Black Start Restoration? No

What are the current wheeling charges?

Endangered animals in area? Requirements for species protection?

What sort of transmission facilities responsible for?

FERC allow increase/decrease PMF?

FERC-required recreational amenities?

Draw downs for dock maintenance (Lake Talquin)?

Are boundary lines described in lease absolute? Yes – legal description as is and will be available

Can the proposed lease be extended to cover the length of the FERC license?

Who are the lease stakeholders? DEP day by day.

On what is the \$60,600 minimum annual lease payment based? Appraisal info available.

Operations Details

Hours of operation, staff currently used?

Life risks associated with operation? No, but gate controls added as conservative measure

Who manages lake shoreline? Private residents, county park

What is notification system for operation change?

Are boats able to tie off at boat barrier? Yes

Security: cameras? Fiberoptic T1 line

Internet? DSL connection with T1 monitoring

USFS touch FERC boundaries? What are stakeholder requirements?

Why was rock placed at the toe of the embankment dam? FERC request to solve deterioration of original stone called for in design.

Seepage monitoring along spillway? Culverts monitor

Embankment leaks? Seepage from dam, run-off pooling from poor drainage? No alarms from FERC

How deep is the concrete foundation for the auxiliary spillway built? Weight barrier

Is remote dike made to fail? Before dike, emergency spillway set at 17.3, fuse plug covered

Structure History

Any seismic issues?

What analysis done of spillway during design? Who designed it?

When was sand (embankment) added? 2 – 3 years ago

Lime stone issues? Does dam lay on karst topography? None known and no requirements in respect to licenses

How old slots? About 12 years

When were interconnection underground cables changed?

Have the head gates been rehabbed? New 6-7 years ago

Gate repairs? A couple years ago on #6

Concrete repair around gates? None recalled

Last time painted? Recently, ~ 6 – 7 years ago

Friction tested on trunnion pins?

GSU age and condition?

Erosion issues with slope of retaining wall?

Open spillway studies? Risk mitigation because of Orville event? Plan submitted top FERC (provide)

Any issues following 1994 hurricane?

Structure Detail

Are you able to raise lake level? No, we don't want to do that

Any Weep holes in the spillway?

Significance of rocks at the toe of embankment above sheet pile wall? – called for in original design, not a repair.

Any slope erosion (embankment)?

What do pink flags signify? Quarter-sized boil, sand added + weight in ~Apr 2017

What is minimum flow? Run of river, match gauge upstream

High flow frequency? Full open about once a year, ~6in at low flow; Reservoir levels can be raised 2 feet before reporting to FERC

Water quality monitoring present? Temperature restrictions?

How much accessible with ballast? Hollow beneath catwalk, 5 – 6 feet

Any vents in spillway concrete? About 5, 2in holes

Has FERC asked to study spillway (lift off with high flow)?

How many piezometer wells present? 42

Turbine generator set info?

Back up generator? 500 gal diesel tank, double walled; operates gates and lights

Can they be run with battery?

What is purpose of arches?

What is Amberson filled with? Ballast

Construction of dike? Dirt and rock; fill dug from spillway

Is well Artesian? No 5 hp submersible pump

What is the aluminum stop log near powerhouse for? How old is stop log? Fabricated in response to FERC to close off access road opening near powerhouse. Never been used.

How deep is intake? 30ft

Bid

Noting the amount of information on the USB Drives can the bid be delayed?

Bid process: if questions not answered by deadline, do we start over?