

**Navy Yard Lighting Study**  
**Addendum 1 – Questions & Answers**  
**April 18, 2025**

- 1. My company registered to attend this afternoon’s meeting at 12p.; however, we joined late, and no one was on the call. Was this call completed within 10-15 minutes? We would appreciate if you could share any additional information pertaining to this RFP including presentation slides and attendees if possible.**

The optional pre-proposal meeting lasted about 12 minutes. No additional information beyond the RFP was provided. There was no presentation. A list of registrants is attached at the end of this document. Attendees were directed to provide all questions in writing and all answers would be provided on our website via this addendum.

- 2. Will minutes of the Optional Pre-Proposal meeting conducted at noon on Wednesday April 8, 2025 be distributed?**

No, there were no minutes. See Question 1.

- 3. Please confirm any existing information that will be made available on the existing lighting. If existing drawings are not available, please confirm if existing model number(s) and lamping are available for review.**

We have a list of all the lights, including style, amount of each, and location. Dominion Energy (Navy Yard electric grid O&M) manages a GIS system. The awarded consultant should determine necessary data points or information to advance the objectives in the scope of services. The awarded consultant will be expected to make this data request at the beginning of the study, and we will work with Dominion Energy to determine what GIS data can be shared as shapefiles. PDF maps will also be available. PIDC does not currently have CAD files to provide.

- 4. Dependent on the extent of existing information available, please confirm if PIDC / Navy Yard facilities will provide electrician support (i.e. scissor lift to inspect existing luminaires) or if that should be carried as part of the bid.**

PIDC is not providing electrician support.

**5. When is PDIC required to have the project study completed?**

There is no set target completion date, duration, or length of contract. Respondents should propose what they believe is a realistic timeframe and include key milestones. The contract will reflect the agreed upon timeline.

**6. Is there a minimum quantity of meetings required to be carried out to review the study findings with different stakeholders?**

Assume a minimum of one meeting per task. Stakeholders include PIDC, CBRE (Navy Yard site manager), Dominion Energy, Ensemble/Mosaic (exclusive development partner), and PIDC's internal Design Review Advisory Committee (DRAC).

**7. Are there AutoCAD drawings available showing the locations of the light poles on a map available for our use?**

**a. If not, is a civil survey required to provide exact locations for the light poles for the project?**

See Question 3. A formal civil survey is not required at this time but awarded consultant is expected to provide all existing and proposed light poles on a photometric plan.

**8. Is there an employee or source that maintains the light poles available for discussions to help with determining luminaire wattage, light source, power source and controls.**

Yes.

**9. Are there existing as-built drawings of light poles that would help in determining luminaire wattage, light source, power source and controls.**

No.

**10. How many meetings (and with which agencies) are anticipated for both the site analysis and the master plan?**

See Question 6.

**11. Are meetings expected to be in-person or virtual?**

See Question 6. There is no expectation whether meetings will be in-person or virtual. This will be determined with the awarded consultant.

**12. What is the anticipated length of the PIDC review process?**

See Question 5.

**13. Will we be given a single point of contact for PIDC project management?**

Yes.

**14. Are renderings required for the master plan deliverable?**

Respondents should determine this based on their project approach and fee proposal.

**15. Is there a limit to file size on proposal submissions?**

No. However, respondents should request confirmation that the proposal has been received.

**16. Will PIDC be able to temporarily close roadways as the survey team progresses through the site taking illumination measurements?**

PIDC would like to avoid road closures. Any closures deemed necessary must be coordinated with PIDC in advance.

**17. What is the required format for our project deliverables? Digital only? Are hard copies required? And if so, how many copies?**

Hard copies are not required.

**18. Do you have a current system to uniquely identify each light pole?**

Yes.

**19. The RFP noted "94 [poles] that do not work and are beyond repair, and 56 that work but are missing parts that are no longer available", do you have a plan that indicates the locations of these poles?**

Yes.

**20. What level of detail is required regarding the verification of "overall utility service and infrastructure at the Navy Yard"? Will names and locations of panels and circuit numbers be required?**

The awarded consultant will need to determine the level of detail required to fulfill the objections of the scope of services. No, the names and locations of panels and circuit numbers will not be required.

**21. Regarding "research, interviews, etc.", we are assuming that interviews would be conducted with the PIDC, PAID, and other designated stakeholders. How many stakeholder groups will be part of this project?**

PAID does not have any staff. PIDC manages day-to-day activities of PAID; therefore, no meetings with PAID are required, only PIDC. See Question 6 for a list of stakeholders.

**22. Will existing documentation regarding the electrical systems be provided to the awarded bidder?**  
**a. If yes, is that documentation comprehensive of the project areas shown in Appendix A?**  
**b. If the documentation is not comprehensive, what portions of the project areas are included?**

See Question 3. Yes, it is comprehensive of the project area.

**23. Can the roads be shut down to vehicular traffic during our survey visits? In addition to improving safety for surveyors, limiting interference from vehicular lights will improve accuracy of results.**

See Question 16.

**24. Will PIDC provide a CAD background for the existing site conditions with the minimum relevant information required for the conceptual plan? Or should we plan to include development of a CAD background in our scope?**

See Question 3.

**25. The RFP refers to a "conceptual plan for the whole campus." Can you please confirm that our conceptual plan only needs to cover the highlighted areas shown in Appendix A?**

Confirmed.

**26. Who owns, operates, and maintains the roadway and sidewalk lighting along 26th St from the bridge to Penrose Avenue?**

PAID owns the roadway and sidewalk along 26<sup>th</sup> Street up until the gatehouse. PIDC maintains the lighting along 26<sup>th</sup> Street to Penrose Avenue.

**27. Does PIDC have an aspirational start date to begin implementation?**

See Question 5.

**28. Is there a file size limitation for our PDF proposal?**

See Question 15.

**29. A format for the proposal is not noted - is 8.5x11 required or would 11x17 be acceptable?**

There is no required format.

**30. When does PIDC anticipate awarding a contract?**

See Question 5.

**31. Item VI.B requests "Respondent's relevant experience and expertise" – is there a specific amount of project references that should be made for both the prime consultant and subconsultants?**

No.

**32. Item VI.C requests "references from past projects...":**

**a. Are these references required from the prime consultant and all subconsultants?**

Yes

**b. Are references required for each firm or for each key personnel within each firm?**

Each firm.

**c. How many references should be provided?**

There is no required amount.

**33. Item VI.D requests a "narrative of the respondent's ability to provide the required services" - is this narrative required from the prime consultant and all subconsultants?**

Yes.

**34. For item VI.H, is the Certificate of Non-Indebtedness required from the prime consultant and all subconsultants?**

Yes.

**35. We assume the "not-to-exceed" fee, as described in paragraph 3 of the sample contract, should be lump sum, correct?**

Correct.

**36. Will PAID provide an invoicing template package to the awarded bidder?**

No.

**37. Does the condition survey include a structural assessment of the existing poles and foundations, including concrete pedestals, anchor bolts, base plates, etc.?**

No.

**38. Are the feeders aerial? If not, does the condition assessment include manholes and duct banks?**

No and no.

**39. Does the condition assessment include electrical switchgear and panels?**

No.

**40. Is there information available on the make and model of the existing light poles and fixtures?**

Yes.

**41. Are drawings available showing the surveyed area, including roadways, sidewalks, pathways, public spaces, NovaCare lot, existing electrical distribution systems, conduit layouts, and the locations of existing light poles?**

See Question 3.

**42. For the condition assessment survey, we anticipate the use of a manlift requiring roadway closures. Will a traffic control permit be required for this activity?**

See Question 16. A traffic control permit is not required.

**43. Section II – Background of the RFP notes that 94 fixtures are non-functional and beyond repair, and 56 are operational but have missing, unavailable parts. Can you provide the exact locations and any additional details for these fixtures?**

Yes. This will be provided to the awarded consultant.

**44. We plan to visit the site before submitting our proposal. Will we need an escort during the site visit?**

No. The Navy Yard is open to the public.

**45. Since verifying existing light levels must occur at night, can you confirm that after-hours site access will be granted?**

We will discuss with the awarded consultant.

**46. Are there any existing or required lighting controls (e.g., bypass switches or emergency buttons) that we should be aware of?**

Yes. Each of the lights has photocells or contactors.

**47. Will any of the 150 employers at the Navy Yard be part of the presentation and/or give comments to recommendations? Or are we only presenting to PIDC?**

Recommendations will only be presented to the stakeholder list in Question 6.

**48. How many (or a range) presentations should we expect to make to the PIDC throughout the conceptual plan process?**

See Question 6.

**49. Who are we to interview for assessing the existing conditions? (III. Scope of Services, A.) Is there a facilities team that we will need to meet with, etc.?**

The awarded consultant will be responsible for assessing the existing conditions through physical inspection.

**50. Is there someone different that we need to present to for the NovaCare lot?**

No.

**51. Please confirm the scope does NOT include parking lots (besides the NovaCare lot)**

Confirmed.

**52. At the public spaces, are we assuming we would replace all lighting? Is there a vision for these 3 public spaces to change the lighting style(s)?**

This is an objective of the scope of services.

**53. Is there any information about the current controls (photocells or something else) at the Navy Yard?**

Yes. This will be provided to the awarded consultant.

**54. Are we to include recommendations for controls in our work?**

Yes.

## Pre-Proposal Meeting for the Navy Yard Lighting Study

### Attendee Details

First Name	Last Name
Matthew	Fracassini
Eileen	Della Volle
Indra	Nayee
Radhi	Majmudar
Matt	Shinton
Kellen	Sporny
Kirsten	Carangi
Christopher	Frey
Carl	Johnson
Chris	Darosh
Ajay	Devadanam
Osmond	Mincarelli
Karen	Murphy
Kodi	Berger
Mika	Manzieri
Brian	Lind