



**New Jersey Economic Development Authority**

**REQUEST FOR INFORMATION ("RFI")**

**2024-RFI-#217**

**for**

## **NJWP Manufacturing Technical Inquiry**

### **1. INTENT/SUMMARY OF SCOPE**

The New Jersey Economic Development Authority ("Authority"), an independent Authority of the State of New Jersey, is seeking information and ideas from qualified entities ("Respondents").

This Request for Information (RFI) is issued by the New Jersey Economic Development Authority ("Authority", "NJEDA") to seek information from firms with perspectives on Development and Technical Requirements. The NJEDA is interested in receiving comments, questions, recommendations, facts, information, ideas, and responses that will help the NJEDA better understand the scope and characteristics of the New Jersey Wind Port in anticipation of the upcoming Notice for Lease Property ("Notice").

### **2. BACKGROUND**

The New Jersey Economic Development Authority serves as the State's principal agency for driving economic growth. The Authority is committed to making New Jersey a national model for inclusive and sustainable economic development by focusing on key strategies to help build strong and dynamic communities, create good jobs for New Jersey residents and provide pathways to a stronger and fairer economy. Through partnerships with a diverse range of stakeholders, the Authority creates and implements initiatives to enhance the economic vitality and quality of life in the State and strengthen New Jersey's long-term economic competitiveness.

NJEDA is preparing to issue a Notice for Lease of Property ("Notice") that will target firms interested in leasing land at the New Jersey Wind Port to establish manufacturing facilities to produce components for offshore wind turbines.

NJEDA anticipates that the permitted uses and site development framework identified in this upcoming Notice will be more firmly defined than in prior NJEDA notices to lease. Therefore, NJEDA is seeking feedback and other information in response to the questions below about NJEDA's anticipated development of the parcel area(s) that will be the subject of the upcoming Notice.

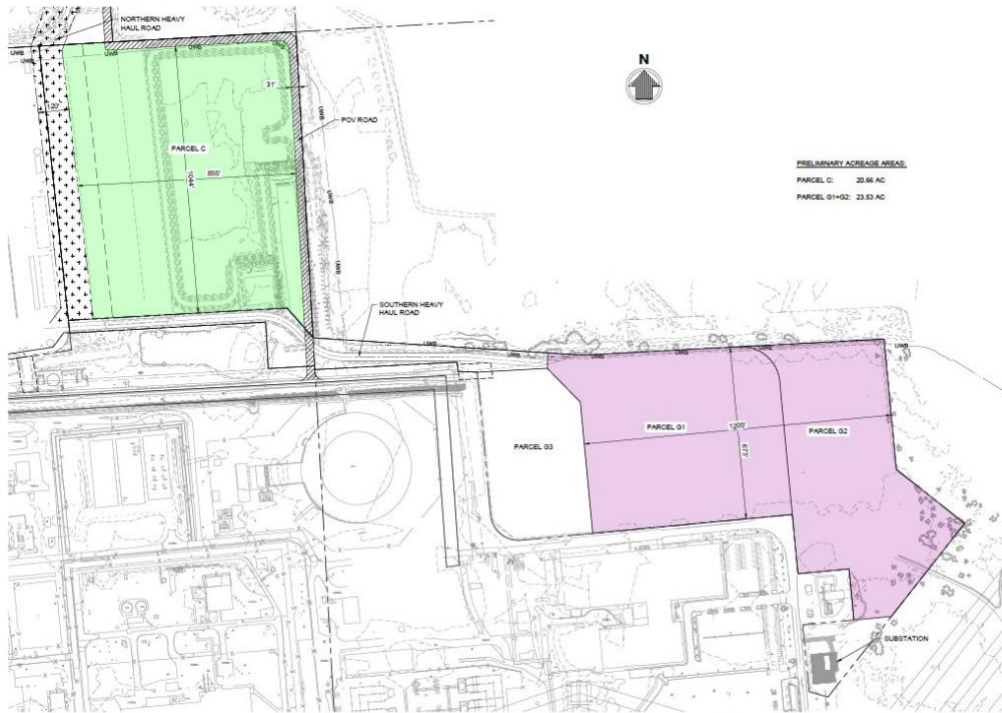


Fig. NJ Wind Port available manufacturing lease area(s).

**3. ELIGIBILITY CRITERIA (If applicable)**

NJEDA is looking for responses from firms that have relevant expertise and experience with topics discussed below in wind turbine manufacturing requirements.

Respondents are not required to respond to all questions below to submit a response to this RFI. NJEDA will consider RFI responses from all industry participants. There is no additional requirement to respond to a future Notice. In addition, not responding to this RFI will not impact eligibility to respond to a future Notice.

Qualified entities do not need to be located within the State of New Jersey to provide a response.

**4. RFI RESPONSE QUESTIONS**

1. Development approach

(a) NJEDA envisions a collaborative approach to development of the lease areas, whereby (i) NJEDA would fund and complete limited pre-construction and construction work, including: all earthworks of the leasable parcel areas up to a specified load-bearing capacity; completion of heavy haul access roads; and other common use port infrastructure including installation of utility connections up to the boundary of the leasable parcel area(s); and (ii) the tenant would

fund and complete all other required pre-construction and construction work, including completion of design (beyond NJEDA's design) and all sitework (e.g., construction of stormwater systems and all utilities infrastructure within the bounds of the leasable parcel area(s)) required for its facilities and business activities. Please provide feedback on potential allocation of funding and construction scope, including any factors that should be considered in respect to site and facility development timing considerations.

(b) Under the development approach described above, are there any risk allocation issues or other commercial or technical issues that NJEDA should take into consideration for site occupancy?

(c) Under the development approach described above, what methodologies could a prospective tenant utilize to fund the upfront construction costs of a project. What type of preliminary financial plan information could prospective tenants provide (e.g., sources and uses of funds and potential financing structures, timing of financial close)? Would prospective tenants require third-party support to facilitate their access to construction funding in any manner? If so, please provide a description and rationale for the type of support that would be required.<sup>1</sup>

## 2. Technical Requirements

### (a) Gas and Chemical Requirements

- i. Based on current trends what are the popular/needed components of wind turbines that are currently being manufactured. At this time, the New Jersey Wind Port does not have a direct supply of natural gas. What chemical and gas products are required for the manufacturing of the component(s) stated in 2(a)(i) above? Are any of these products considered 'must-have' for the production process (i.e. support an essential production process with no suitable substitute chemical/gas product)?
- ii. Are there any other products (including direct electricity supply) which could be used as substitutes for the products listed in 2(a)(ii) above? Please name the preferred product, and the potential substitute product, and describe any limitations or other production impacts that would arise as a result of using the substitute product.
- iii. For each product listed in 2(a)(ii) and 2(a)(iii) above, please provide the following information:
  - Quantity of product used each week in a typical production week.
  - Quantity typically stored at the production site.
  - Method of storage, including placement of storage container(s) relative to production site.
  - Typical frequency of product replenishment.
  - Typical method of transporting product to the production site (i.e., how is the product conveyed from its origin location).
- iv. What safety protocols, standard operating procedures, and mitigation measures (including spill response and emergency response) are typically instituted for the transportation, storage and

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<sup>1</sup> Respondents are encouraged to review information pertaining to the New Jersey Offshore Wind Tax Credit, which can be found here: [Offshore Wind Tax Credit Program - NJEDA](#).

usage of the products listed in 2(a)(ii) and (iii) above. Please include a description of typical storage and sensor/monitoring specifications.

- v. What are the typical emissions and waste associated with usage of the products listed in 2(a)(ii) and 2(a)(iii) above.
- vi. What production processes are the products listed in 2(a)(ii) and (iii) above used in (e.g., painting, coating, welding, other)?
- vii. How is each product listed in 2(a)(ii) and (iii) above used? What instrument(s) or equipment are used in the production processes that necessitate use of the above-named products.

(b) Inbound Transportation of Raw Materials and Other Inputs

- i. Please list the raw materials and other input products that are required in the production process.
- ii. Recognizing that the New Jersey Wind Port does not currently have direct rail access, please provide the typical/preferred transportation method for each input product.
- iii. Please provide the typical/preferred frequency and shipment quantity for transportation of each input to the production site.

(c) Production Facility Requirements

- i. Are there minimum or industry standard of dimensions/square footage for each production facility required for the production process of the components listed in 2(a)(i) above? Is there a minimum facility length that NJEDA should consider?
- ii. If more than one production facility is required, what is the typical orientation of the facilities in relation to one another? Is there a minimum setback or other orientation required between the facilities to enable operational efficiency?
- iii. Please provide the minimum or industry standard for acreage, and minimum dimensions, of a parcel of land required to fit the facility or facilities (excluding any area required for laydown and storage).
- iv. Please provide the minimum or industry standard for acreage for laydown and storage area to support production. Would the laydown and storage area typically accommodate both input products and finished/partially finished components?
- v. Please provide minimum load bearing capacity requirements for all industrial facility footprints, and the laydown/storage area.
- vi. Please provide maximum feasible distance between production site/laydown and storage area, and quayside, if any.
- vii. If manufacturing of all wind turbine components cannot be done at the NJ Wind Port location, is there an industry preference or standard for which any component(s) or portion thereof should be manufactured at the Wind Port, and which can be manufactured elsewhere and transported to the Wind Port. Based on industry standards is there a component(s) or portion thereof that can be manufactured elsewhere in New Jersey and transported to the Wind Port and assembled.

5. **QUESTIONS AND ANSWERS** (From Respondents to the EDA)

Not applicable for this RFI

6. **RESPONSE DETAILS** (Info Provided to Respondents Regarding Document Submission)

All RFI responses must be submitted electronically no later than 11:59:59 PM EST, on Tuesday, May 28<sup>th</sup> via e-mail to: [njwindport@njeda.gov](mailto:njwindport@njeda.gov).

The subject line of the e-mail should state: RFI Response-2024-RFI- -#217 **NJWP Manufacturing Technical Inquiry**.

7. **FOLLOW-UP QUESTIONS** (from EDA) / **ADDITIONAL INFORMATION**

Respondents may be asked to provide additional information to allow the Authority to better understand the responses or services available.

8. **PROPRIETARY AND/OR CONFIDENTIAL INFORMATION**

The Authority reserves the right to copy any information provided by the Respondents. The Authority reserves the right to use ideas that are provided by Respondents, applicants, stakeholders, or vendors. By submitting a Response, the submitter represents that such copying or use of information will not violate any copyrights, licenses, or other agreements with respect to information submitted or product solutions demonstrated, if applicable. Responses must clearly be marked for any information the Respondent deems Proprietary and/or Confidential.

9. **DISCLAIMER / NO OBLIGATION**

This RFI is not a request for qualification/proposal. It may or may not result in further action.

This RFI is issued solely as a means of gathering information regarding the Authority's desire to understand the types of products and level of service available in the market to meet the Authority's needs. Interested parties responding to this RFI do so at their own expense. There will be no monetary compensation from the Authority for the time and effort spent in preparing the response to this RFI. All expenses incurred are the sole responsibility of the Respondent.

Should the Authority decide to move forward and issue an RFQ/P or announce a program/product related to this RFI, Respondents need not have submitted a response to this RFI in order to be eligible to respond to the RFP. Should an RFQ/P be issued, responding to this RFI will not affect scoring or consideration for that process.

The Authority is under no obligation to contact Respondents to this RFI.

10. **NEW JERSEY OPEN PUBLIC RECORDS ACT**

Respondents should be aware that responses to this RFI are subject to the "New Jersey Open Public Records Act" ([N.J.S.A. 47:1A-1 et seq.](#)), as amended and including all applicable regulations

and policies and applicable case law, including the New Jersey Right-to-Know law. All information submitted in response to the RFI is considered public information, notwithstanding any disclaimers to the contrary, except as may be exempted from public disclosure by OPRA and the common law.

Any proprietary and/or confidential information submitted in response to this RFI will be redacted by the Authority. A person or entity submitting a response to this RFI may designate specific information as not subject to disclosure pursuant to the exceptions to OPRA found at N.J.S.A. 47:1A-1.1, when such person or entity has a good faith legal and/or factual basis for such assertion (i.e. information that may be included in another ongoing public procurement or solicitation). The Authority reserves the right to make the determination as to what is proprietary or confidential and will advise the person or entity accordingly. The Authority will not honor any attempt to designate the entirety of a submission as proprietary, confidential and/or to claim copyright protection for the entire proposal. In the event of any challenge to the Respondent's assertion of confidentiality with which the Authority does not concur, the Respondent shall be solely responsible for defending its designation.