

## Liberty State Park: Utilities Outline for RFP

### Location 1. Concession Stand

1. **Telecommunications:** Currently, only Xfinity/Comcast service is available at this location. Operator must have separate account and service. Any/all networking shall be separated from Park's network.
2. **Electric:** There is a pre-existing separate meter. Operator shall set up own account with PSEG.
3. **Gas:** If use of gas is necessary for operations, Operator shall install separate meter and set up own account with PSEG.
4. **Water/Sewer:** Operator shall install separate sub-meter (required Immediate Improvement under Section 1.11) and pay to Park at current rates.

### Location 2. Green Park Playground/Picnic Area

1. **Telecommunications:** Operator must contact Verizon for service, if necessary. Any/all networking shall be separated from Park's network.
2. **Electric:** No electric is currently provided. Operator may install electric service with separate meter at own cost, if necessary and permitted.
3. **Gas:** No gas is currently provided. Operator may install gas and separate meter at own cost, if necessary and permitted.
4. **Water/Sewer:** No water or sewer service provided.

### Location 3. CRRNJ Terminal

1. **Telecommunications:** Operator must contact Verizon for service, if necessary. Any/all networking shall be separated from Park's network.
2. **Electric:** Operator shall install subpanel for electrical outlets and lighting (required Immediate Improvement under Section 1.11). Park will bill Operator monthly at the current rate.
3. **Gas:** No gas service is provided.
4. **HVAC:** The Department shall charge 15% of the monthly costs of gas/electric billed by PSEG to cover HVAC operations and maintenance. FY17 annual charge was \$136,889.34.

From page 13, Section 1.8 Utilities:

(v) Location 3 - Heating, Air Conditioning, Water, Sewer, and Electricity

The Park shall provide the heat, air conditioning, water, sewer, and electricity at Location 3, but will bill the Operator separately each month for the costs. Initial billings shall be based upon the square footage of Location 3. These costs are in addition to the flat and variable fees required to be paid by the Operator to the Department.

- 5. Water/Sewer:** If water use is necessary for operations, Operator shall install separate sub-meter and pay to Park at current rates.