Addendum 2
July 22, 2026
South Jersey Port Corporation
Request for Proposals
SJPC-26-38 – Energy Master Planning Services
South Jersey Ports Marine Terminals

NOTICE

This Addendum is considered part of this Request for Proposals and must be acknowledged with your submission.

ANSWERS TO FORMALLY SUBMITTED QUESTIONS

Question 1. Exhibit Q13 -Executive Order #117 Two-Year Chapter 51/Vendor Certification & Disclosure of Political Contributions document is not in the RFP. Will this document be supplied before the Proposal Due date of August 6, 2026?

Answer 1. Exhibit Q13 will not be required for this RFP.

Question 2. Please advise if SJPC's natural gas accounts are currently under contract for supply service with a third-party supplier and, if so, when does the contract expire?

Answer 2. The natural gas accounts are not under a third-party supplier.

Question 3. Who is SJPC's current Energy Consultant and when does their contract expire?

Answer 3. Apollo Edison of Spring City, PA. Their contract has expired.

Question 4. Please provide the total annual kWh and therm usage for electric and natural gas accounts.

Answer 4. We are unable to provide this information. The total amount paid against PSE&G invoices for both electric and gas for 2025 was $1,600,000.

Question 5. Have any planned renewable projects recently come online in the past year or will be coming online in the next three (3) years? If so, please provide details such as the project type(s) and the expected resulting usage reduction(s).

Answer 5. No projects have recently come online. SJPC might consider roof top solar arrays for some buildings in the future.

Question 6. Please clarify the number of facilities and total square footage of each building to be evaluated at the two Camden locations.

Answer 6. Please see the inventory list attached.

Question 7. Have there been any previous energy audits or facility assessments completed that can be shared prior to bid?

Answer 7. None exist.

Question 8. Please clarify the tenants at each of the facilities and how this should be handled from an access standpoint and also, a study standpoint? For example, should tenant's energy consuming equipment, etc., be evaluated?

Answer 8. We can arrange tours of tenant facilities. Yes. Tenants' energy consuming equipment should be inventoried and evaluated.

Question 9. Please clarify our assumption regarding tenant billing. Based on the pre-bid meeting, our understanding is that SJPC has the utility accounts in their name and has a landlord-tenant utility agreement with each tenant based on usage. Please confirm.

Answer 9. Yes. SJPC holds the accounts, submeters, then bills the tenants accordingly. There are a few exceptions of tenants who receive their bills directly.

Question 10. Please clarify if any state or DPMC certifications are required to perform the requested scope of work.

Answer 10. No certifications are required to perform this scope of work.

Question 11. We wanted to ask if South Jersey Port Corporation would accept the submission of our standard terms and conditions to negotiate specific exceptions upon award?

Answer 11. Sorry. No

Question 12. If not, may an extension be granted to allow time for a thorough review and redlining of the provided terms and conditions?

Answer 12. No.

South Jersey Port Corporation
Tenant Information by Building
Balzano Marine Terminal

	Building Name	Sq. Ft.	Year	Tenant Name	Use
1	DRS Garage	9,450	?	DRS	Vehicle Garage
2	H-1 Building	129,000	1985	Lyons	Cocoa Bean Warehouse
3	H-2 Building	66,000	1993	Lyons	Cocoa Bean Warehouse
4	F-3 Champion Building	16,000	1960	Vacant	Garage - "Fanelle"
5	"I" Building, 1101 S 2nd	56,481	1975	State Metal Industries	Metals Warehouse
6	1115 S Second Street	54,400	?	Nutsco Inc.	Food Packaging
7	1535 Broadway	26,000	1955	John Lawrie Incorp.	Warehouse/Office - "Leidtka"
8	1535 Broadway	4,000	1953	John Lawrie Incorp.	Garage - "Leidtka"
9	J Building	75,040	1985	EMR	Used Auto Parts Warehouse
10	L Building	33,000	1935	EMR	Used Auto Parts Warehouse
	K Building (Land Only)			EMR	Demolished - Land only
	"Gallagher" (Land Only)			EMR	Land only
	Leased	469,371		40%	

1	A - Building	46,500	1936	SJPC	Rolled Steel Warehouse
2	B - Building	46,500	1936	SJPC	Rolled Steel Warehouse
3	C - Building	61,000	1954	SJPC	Rolled Steel Warehouse
4	D - Building	90,160	2000	SJPC	Rolled Steel Warehouse
5	E - Building	107,000	1988	SJPC	Rolled Steel Warehouse
6	F-1 Building	30,000	1990	SJPC	Rolled Steel Warehouse
7	F-2 Building	30,000	1993	SJPC	Rolled Steel Warehouse
8	M - Building	54,750	2006	SJPC	Rolled Steel Warehouse
9	TS 1	46,500	1926	SJPC	Rolled Steel Warehouse
10	TS 2	31,400	1936	SJPC	Rolled Steel Warehouse
11	TS 3	75,430	1996	SJPC	Rolled Steel Warehouse
12	TS 4	84,350	2000	SJPC	Rolled Steel Warehouse
13	Logistics Office	4,100	1970	SJPC	Logistics Office
14	Vehicle Garage	3,900	1930	SJPC	Vehicle Garage
15	Dry Kiln	4,000	1950	SJPC	Dry Kiln
	SJPC Operated	715,590		60%	

Total Balzano 1,184,961

South Jersey Port Corporation
Tenant Information by Building
Broadway Marine Terminal

	Building Name	Sq. Ft.		Tenant Name	Use
1	A	20,953	1917	Joseph Oat Corp.	Metal Fabrications
2	A & B (Par.3)	16,073	1970?	Joseph Oat Corp.	Metal Fabrications
3	A (East)***	9,800	1917	SJPC	
4	A1 (A7,9,11,13,15)	25,200	1917	SJPC	
5	A1 (Rm. A-3)	4,500	1917	Camden County Correc.	Storage
6	A1 (Rm. A5)	4,500	1917	Industrial Comm.	
7	A2 (East)***	3,924	1917	SJPC	
8	A2 (West) (Par.2) (a)	9,450	1917	Joseph Oat Corp.	Metal Fabrications
9	A-2 East (A-3?) (9,800?)	3,870		Joseph Oat Corp.	Metal Fabrications
10	A4	18,600	1929	SJPC	
11	B	46,453	1900	Joseph Oat Corp.	Metal Fabrications
12	B2 (Par.4)	12,000	1940	Joseph Oat Corp.	Metal Fabrications
13	B3 Garage	2,200	1900	SJPC	
14	B4 Behind the garage	2,209	1900	SJPC	
15	C***	53,900	1900	SJPC	Plywood Warehouse
16	D-1	1,600	1940	Tri-State Bulk Handling	
17	D-bay ***	66,690	1900	SJPC	
18	D Substation	3,100	1941	SJPC	
19	E	4,743	1900	Joseph Oat Corp.	Metal Fabrications
20	E - 1 Power House	29,600	1900	SJPC	
21	E Building	136,800	1900	Camden Yards Steel	Sheet Steel Handling
22	F	5,000	1900	Camden Plant Holding	Cogen Storage
23	F - Building	11,464	1900	SJPC	
24	F - North	6,000	1900	Federal Warehousing	Matt DeLuca Plywood
25	I - Bldg 1st. Floor Crane Parts	800	1942	SJPC	
26	I - Building	2,500	1942	SJPC	
27	I - Building 2nd. Floor	1,764	1942	SJPC	
28	I - Building Bldg.	1,536	1942	D&M Transport Services	
29	N***	55,470	1900	SJPC	Plywood Warehouse

30	P-1 Building	10,000	1940	SJPC	Office Space
31	P (1st Floor)	9,300	1918	Joseph Oat Corp.	Office Space
32	P (2nd Floor)	9,300	1918	Joseph Oat Corp.	Vacant
33	P (3rd Floor)	9,300	1918	Joseph Oat Corp.	Vacant
34	P-2 (Rms. 210 & 212)	5,600	1940	SJPC	Office - Vacant
35	P4-1st Floor***	3,034	1900	SJPC	Office - Vacant
36	P4-2nd Floor***	3,034	1900	SJPC	Office - Vacant
37	P4-3rd Floor***	2,800	1900	SJPC	Office - Vacant
38	P-5 Building	755	1942	Seaman's Church Institute	Office Space
39	X-1 Bldg.	6,755	1941	Tri-State Bulk Handling	
40	Y2 (2nd & 3rd Floor)	79,680	1941	SJPC	Vacant
41	Y-2 1st Floor***	39,840	1941	SJPC	Plywood Warehouse
42	Z Building	70,200	2008	SJPC	Plywood Warehouse
43	Round House	1,081		SJPC	
44	Small Bldg.	100		Harry Wilson Welding	
	Broadway Main Terminal	**811,478**			
1	W-1	55,000	2004	Holt Pier 5	
2	W-2	77,400	1970	Holt Pier 5	
3	W-3	78,200	1998	Holt Pier 5	
4	Holt Office	5,184	1989	Holt Pier 5	
5	S-3	4,000	?	Holt Pier 5	
6	TS2	2,920	1989	Holt Pier 5	
7	North Dock Substation	1,875	1941?	Holt Pier 5	
	Pier 5	**224,579**			

Total Broadway **1,036,057**

DELAWARE RIVER

N

KOCKS CRANE

U.S. BULKHEAD LINE

PACECO CRANE

WATER QUALITY CHAMBER

BERTH No. 4

BERTH No. 3

BERTH No.2

BERTH No. 1

151-50

51-50

101-00

PROPERTY LINE

EMR

TRANSIT SHED NO.4
DRY BULK MATERIAL STORAGE
4

WATER TREATMENT CHAMBER

TRANSIT SHED NO.3
DRY BULK MATERIAL STORAGE
3

TRANSIT SHED NO.2
DRY BULK MATERIAL STORAGE
2

COVERED LOADING DOCK

TRANSIT SHED NO.1
DRY BULK MATERIAL STORAGE
1

COVERED LOADING DOCK

STORAGE SHED

BUILDING "C"
DRY BULK MATERIAL STORAGE
C

COVERED LOADING DOCK

BUILDING "A"
DRY BULK MATERIAL STORAGE
A

OFFICE

COVERED LOADING DOCK

BOILER MAINT BLDG.

BUILDING "B"
DRY BULK MATERIAL STORAGE
B

OFFICE

WATER TOWER

ASPHALT PAVING

PAD MOUNTED TRANSFORMER AND ELECTRICAL SUBSTATION

BUILDING "M"
M

GEORGIA-PACIFIC
DOMTAR GYPSUM INC.
(FORMERLY GYPSUM INC.)

LEASED TO CAMDEN IRON & METAL

EMR SCRAP EXPORT

LEASED TO CAMDEN IRON & METAL

BUILDING "E" DISTRIBUTION
DRY BULK MATERIAL STORAGE
E

ASPHALT PAVING

TRANSIT SHED NO.5
DRY BULK MATERIAL STORAGE
D

ASPHALT PAVING

FRONT STREET (COMBINED SEWER SYSTEM)

GUARDHOUSE — MAIN ENTRANCE

PAVED ROADWAY

EMPLOYEE PARKING

BECKETT STREET

STREET

SJPC PROPERTY

FIFE STREET (VACATED)

F-2

F-1

TEMPORARY STORAGE
LAY DOWN AREA
INVENTORY

20 HORSE RESTAURANT

SOUTH SECOND STREET

FANELLI

SJPC PROP.

SITE PLAN
SCALE: 1" = 80'-0"

= STEEL COILS INDOOR STORAGE

BALZANO MARINE TERMINAL
CAMDEN, NEW JERSEY

These drawings and specifications are provided for the convenience of the recipient and are used at the sole risk of the user. Reliance may be placed only on hard copies of drawings issued by S.T. Hudson Engineers. In the event of any discrepancy, the hard copy will govern.

approvals

approved by	for	date

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SOUTH JERSEY PORT CORPORATION
JOSEPH A. BALZANO MARINE TERMINAL
CAMDEN, NEW JERSEY

drawn ads | date | contract
checked | FILE
drftg approval

BALZANO MARINE TERMINAL
SITE PLAN

dwg. no. | rev

BalzanoTerm_SitePlan

← I-676 →

ISSUED PRINTS

N

SALT STORAGE

BROADWAY

MORGAN BLVD.

BROADWAY

BROADWAY

HOLTEC

(NO REVENUE)

HOLT

TENANT

BUILDING 1 (FORMERLY BLDG. 15-3)

BUILDING 2 (FORMERLY BLDG. 15-1)

BUILDING 3 (FORMERLY BLDG. 15-2)

REFRIGERATED WAREHOUSES

OFFICE BUILDING

SHORELINE

PIER No.4 (DERELICT)

PIER No.5

PIER 5

PIER No.6

NEWTON CREEK

BUILDING A

BUILDING A-1

JOSEPH B OAT - TENANT

CAMDEN YARDS STEEL - E TENANT

BUILDING C

BUILDING D

BUILDING N

BUILDING X-1

BUILDING X-2

CONTAINER WALL

BLDG. 12 SUB

ELECTRICAL SUBSTATION

S.J.P.C. CARGO STORAGE

BUILDING A-2

BUILDING E-1

BUILDING E-2

BUILDING F

BUILDING P

WATER MAIN

MAIN GATE

WOODLAND AVE.

S. DELAWARE AVE.

BRUSH

TO BECKETT STREET TERMINAL

TONGE LINE

PROPERTY LINE

LEHIGH HANSON CEMENT

SLAG

SLAG

PIER 1

PIER No. 2

PIER No. 1A

PIER 1A

KOCKS CRANE SLAG IMPORTS

H-SLIP

J-SLIP

K-SLIP

L-SLIP

M-SLIP

O-SLIP

M.L.W. LINE

DELAWARE RIVER

FLOOD

EBB

SITE PLAN

SCALE 1" = 100.0'

BROADWAY USES

= PLYWOOD

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1/5/23

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SOUTH JERSEY PORT CORPORATION
BROADWAY TERMINAL
CAMDEN, NEW JERSEY

drawn tk | date | contract
checked | FILE
drftg. approval

BROADWAY MARINE TERMINAL | dwg. no. | rev.
SITE PLAN

description | by | appr | rev. date

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