

**Luzerne County, Pennsylvania Engineering and Surveying Services Project
RFP – Questions and Answers #2**

Dear Proposer,

Listed below are the answers to the questions received as of 4:00 P.M. EST, August 22, 2019.

Question 1: How many bores does the tower manufacturer require? These companies usually charge by the lineal foot, so if there is more than one bore, the cost will increase accordingly.

Answer 1: Three (3).

Question 2: The same Geotech will do the resistivity testing. (a) Can you get clarification on the length and spacing of the resistivity testing intervals? (b) Can you clarify if there is more than one line test required by the manufacturer?

Answer 2: (a) Every 30' out to 300'. (b) Yes, two line tests.

Question 3: One of our surveyors emailed you last week about doing a field view of the pad site, but had not heard back from the county. Is it ok if one of our field surveyors or environmental folks walk up to the tower site? The Geotech will also want to see if there is access for a drilling rig to reach the top of the hill.

Answer 3: As previously stated in QA Series 1, there is a narrow snowmobile trail that could be used by a “tracked” drilling vehicle. Vendors are welcome to contact the county to schedule a site visit to see the site and trail.

Question 4: How large in acreage is the parent tract that you intend to carve out the access road, parking area, and tower pad on? Parent track is 227.94 acres.

Answer 4: Please see E&S QA Series 2 Attachment 1 for the estimate road and site size.

Question 5: Who is the owner of the parent tract?

Answer 5: Pennsylvania Fish Commission; Commonwealth of Pennsylvania.

Question 6: Does the parent tract extend to a public roadway?

Answer 6: Yes, it extends to the public roadway (Harris Pond Rd). There just happens to be an open area that is already a part of the tract that you can park in. The ‘access road’ shown on the map begins at the back side of the open/parking area.

Question 7: (a) Is there a certain existing public roadway that you wish to provide access from to the tower site? (b) If so, which roadway?

Answer 7: (a) Yes. (b) Harris Pond Road, Sweet Valley PA (Ross Twp).

Question 8: Boundary surveys for large tracts of land can become very expensive. If the tract of land is large, and you can locate your access road, parking and tower site clearly within the parent tract property, would it be necessary to perform a full boundary survey of the parent tract, especially considering you are only leasing the area? If you could have the boundary survey waived, you would likely save a considerable amount of professional service fee.

Answer 8: The survey is only required for the access road and site area, not the entire 227.94 acres. Please refer to E&S QA Series 1 Attachment 1.

Question 9: What facilities, other than power and communication would be required at the tower site? We suspect it will not be manned, and therefore would not require water or sanitary sewer facilities, but we don’t want to simply assume that.

Answer 9: None, only power and communications.

Question 10: Are there any existing access ways to the tower site?

Answer 10: There is a narrow snowmobile trail that could be used by a “tracked” drilling vehicle. Vendors are welcome to contact the county to schedule a site visit to see the site and trail.

Question 11: The site appears to be wooded and remote, which could require the construction of an access road simply to perform the test borings. Would it be possible to defer the test borings and place that work as part of the construction contract?

Answer 11: No, the core borings are needed for the tower bid (i.e. tower foundation). There is a narrow snowmobile trail that could be used by a “tracked” drilling vehicle. Vendors are welcome to contact the county to schedule a site visit to see the site and trail.

Question 12: The RFP states that we are to provide grounding and electrical plan and details. Please confirm. This seems more of an item that the tower designer would provide.

Answer 12: This is absolutely within the scope of work for the project. This is not within the tower manufacturer’s scope of work.

Question 13: Time for field investigation, design, permitting and construction completion is listed as November 1, 2019. This is just slightly over 2 months away, and is not a realistic time frame. Is the date listed correct?

Answer 13: This is correct. This is a fast-track project so time is of the essence. The county does understand that SHPO’s, etc. may necessitate an extension of the November 1st deadline.

Question 14: What is the tower type (self-support or guyed tower) and the height, if known?

Answer 14: 180’ Self Support.

Question 15: In the survey section, 1-foot contours for the tower site area, access and utility runs are indicated. A requirement for 2-foot contours over the full area of coverage requested is later indicated. Is the 2-foot contour requirement for the entire parcel? Can the 2-foot contour for the full area be based on Lidar or does it need to be included in the topographic survey?

Answer 15: The survey is only required for the access road and site area, not the entire 227.94 acres.

Question 16: The RFP mentions November 1, 2019 in the Project Implementation Schedule. Is this the date that the contract must be executed by or must all services be provided by November 1?

Answer 16: Services. This is a fast-track project so time is of the essence. The county does understand that SHPO's, etc. may necessitate an extension of the November 1st deadline.

Question 17: Finally, we are requesting clarification in regards to items 3, 4 and 5 under Body of Proposal in the addendum. These items are listed as required to be in the proposal, but none of these items are part of the scope outlined in the RFP. Additionally, none of these items are services we would provide. Could you please clarify whether or not these items are required?

Answer 17: Item 3A and 3B were incorrectly left on this document. Please disregard items 3A, 3B, and 5 and see E&S QA Series 2 Attachment 2 for clarification of item 4.

Question 18: Under Introduction, Section C Subcontracting, the RFP states the following:

C. Subcontracting

Vendors are not permitted to subcontract or assign any part of the work covered under the scope of the agreement, without the prior written consent of LC 9-1-1.

We anticipate the need to subcontract for certain services (i.e. driller for the borings, etc.). Would these subcontractors need to be listed upfront or can we assume that they will be approved? If we can assume approval, what type of subcontract would not be approved by LC 911?

Answer 18: They should be listed upfront. The county will contract with the prime contractor, not the subcontractors.

Question 19(a): Under the Project Scope of Work section, the following is stated:

Project Scope of Work:

Provide complete engineering, surveying, permitting, and related site design to construct the tower and site at the locations provided by the County.

No tower design services or coordination with a tower manufacturer are required.

This section specifically states that no tower design services or coordination with a tower manufacturer are required. However, this seems to contradict information included in other sections:

General Requirements, Item 8:

8. All FAA + FCC required filings to be completed by Firm.

FAA filing will require coordination with the tower manufacturer.

Answer 19(a): Stamped tower drawings will be provided by the county or their consultant. All coordination will be with the county or their consultant.

Question 19 (b): Site Design

All work to be completed in compliance with existing regulatory codes, industry standards and FAA/FCC regulations.

1. Firm will provide a preliminary legible drawing of the proposed site that shall include:
 - a. Compound layout with all applicable facilities, construction details, and tower drawings.
 - b. Lease area of site
 - c. Fencing, grounding, and electrical plan and details.
2. Firm is responsible for utility coordination and includes; submission of one-calls, coordination of site walks with the appropriate utility Firms for utility routing and any associated ROW that will be required for utility corridors.
3. Firm shall prepare Construction Drawings based on all information collected and agreed upon during the site walk phase. It should also incorporate results based on geotechnical and soil resistivity reports, tower drawings, FAA Notice, permitting and site survey (included as separate section below).

Item indicated above would require information from the tower designer / manufacturer (i.e. tower drawings, grounding, electrical plan and details, etc.).

Answer 19(b): Stamped tower drawings will be provided by the county or their consultant. All coordination will be with the county or their consultant. The “firm” is responsible for the grounding design and electrical plan and details for the site.

Question 19(c): Could you please clarify the limits to the scope of work?

Answer 19(c): Please see answers for 19(a) and 19(b) above as they apply to this question.

Question 20(a): General Requirements, Item 8 states:

8. All FAA + FCC required filings to be completed by Firm.

Our opinion is that FCC filing should be conducted by the tower designer / manufacturer.

Answer 20(a): The “firm” will complete all FAA and FCC required filings.

Question 20(b): Could you confirm that the site design services would include FCC filing?

Answer 20(b): The “firm” will complete all FAA and FCC required filings.

Question 21: The following is indicated under Additional Services:

Coordinate/Prepare Phase I and II Site Assessments – Environmental Site Assessment (ESA) of proposed site if required.

Could you confirm whether or not Phase I and/or Phase II ESAs are required?

Answer 21: Phase I ESA is required. Based on the findings of the Phase I, a Phase II ESA could be required.

Question 22: Under Survey Services, the following is stated:

Surveying Services:

Firm shall verify the metes and bounds of the parent parcel of interest given by bearing to the nearest whole second and distance to the nearest hundredth of a foot. Easements and/or rights of ways shall be shown graphically and described, as well as the proposed lease parcel and proposed and existing easements. All legal names and widths of any adjoining streets or dedicated public rights of way shall be shown. A Survey map will include a North Arrow showing deed bearing north, magnetic north and geographic true north. A bounded survey is required.

According to the Luzerne County Tax Maps, the parcel is approximately 227.94 acres. (a) Could you please confirm that a boundary survey of the entire parcel is required? (b) Also, is there a sketch plan available detailing the anticipated geometry and length of the access road?

Answer 22: (a) The surveys are only required for the access road and site area, not the entire 227.94 acres. (b) Please refer to E&S QA Series 2, Attachment 1.

Question 23: Under Expenses, the following is stated:

Expenses

1. As part of the proposal, in addition to the lump sum, list all reimbursable expenses and rates.
2. The engineer shall document and bill all reimbursable costs with a 0% mark-up.

Would a schedule of standard reimbursable expenses be acceptable? At this time the exact extent of reimbursable expenses is unknown (i.e. plan sheet reproduction, postage, etc.).

Answer 23: Yes, but an estimate of the cost should be included.

Question 24: Under General Requirements, Item 2, the following is stated:

2. All plan review fees shall be paid by the County and included in the cost proposal.

At this time, the extent of the review fees is unknown. Some review fees (i.e. NPDES permit fees) depend upon the disturbed acreage of the site and will be unknown until design is finalized. Would the County consider removing these fees from the cost proposal or including an allowance?

Answer 24: An allowance is acceptable.

Question 25: Under Environmental Surveying, the following is included:

Wetland and Stream Delineation and Permitting

The Firm shall provide a site-specific Wetland, Stream and Natural Resources investigation complying with local, state, and national procedures. The Firm is responsible for conveying wetland, stream, and natural resource findings with the client and advising a viable permitting solution for any field finding that will require mitigation, permitting, or site re-design. The Firm shall prepare all applicable environmental permit submittals for construction of the proposed project if applicable.

Based on a desktop analysis and assumed path of the access road, it does not appear that waterways will be impacted. It is unknown at this time whether or not wetland areas exist within the project area. This scope of work will vary depending upon the size of the impact. Would the County consider including a Wetland Presence / Absence Evaluation of the project site, assuming a proposed earth disturbance acreage?

Answer 25: Yes, please add this as an option.

Question 26: Under Evaluation Criteria, Item D, the following is indicated:

- D. PROJECT IMPLEMENTATION SCHEDULE** – Vendor’s ability to have contract funds encumbered within 30 days of contract award and complete the services as described in the RFP, including engineering, surveying, permitting, and related site design to construct the communications towers and sites at the locations provided by the County by November 1, 2019, unless mutually extended by both parties.

Could you please confirm that all design work and permitting needs to be completed by November 1, 2019?

Answer 26: This is correct. This is a fast track project so time is of the essence. The county does understand that SHPO’s, etc. may necessitate an extension of the November 1st deadline.

Question 27: According to the information supplied by Luzerne County Zoning, the parent parcel is located within the A-1 Agricultural District. In this district, a communications tower is allowed by Special Exception. Section 8.04.B of the Luzerne County Zoning Ordinance states the following:

12. Land development approval shall not be required for a lease parcel on which a Communications Tower is proposed to be constructed, provided the Communications Equipment Building is unmanned.
13. Subdivision approval shall be required for a lease parcel on which a Communications Tower is proposed to be constructed. The applicant shall demonstrate that the proposed height of the Communications Tower is the minimum height necessary to perform its function.

Could you please confirm that the Communications Equipment Building will be unmanned and that Land Development approval will not be required? Also, since Subdivision approval will be necessary through Luzerne County Planning, will the County waive the application / review fees?

Answer 27: The county will not have to do a subdivision or land development since this will be an unmanned utility infrastructure on a parent track (under a lease). The county expects any and all fees to be waived in this case.

Thank you for participating in this process.

Best Regards,

Terri Nelson

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