

ADDENDUM #3
RFP VENDOR QUESTIONS AND ANSWERS REPORT

PUBLIC SAFETY RADIO COMMUNICATIONS SYSTEM
SITE DEVELOPMENT, CONSTRUCTION, AND CIVIL ENGINEERING SERVICES

ESSEX COUNTY PURCHASING
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This *RFP Vendor Questions and Answers Report*, issued to bid document holders of record for the *Public Safety Radio Communications System Site Development, Construction, and Civil Engineering Services RFP*, records questions submitted to the County and provides the County's responses.

QUESTIONS and ANSWERS

A. General:

1. **Q** – Will the RFP proposal due date be extended? **A** – Yes. Refer to Addendum #1, which extends the opening date to August 31, 2012.
2. **Q** – Will electrical and grounding designs be completed and provided to PROPOSERS for pricing? **A** – As stated in RFP § One, The County is currently having an engineer develop the electrical engineering design plans for the radio communications system sites. As a result, the scope of the electrical installation work specified in the RFP is limited. The designs will not be available prior to the proposal due date.
3. **Q** – When will shelter foundation designs be available? **A** – Addendum #2 provides the shelter foundations for Mount Pisgah, Terry Mountain, and Wells Hill. As stated in RFP Attachment F, a geotechnical report is not currently available for Belfry Mountain. Therefore, proposers shall assume

normative soil conditions and reference the other provided foundation designs as a baseline for proposal estimating purposes. If PROPOSERS are unable to provide a proposal cost estimate for Belfry Mountain, they should note it as an EXCEPTION on the RFP Compliance Matrix.

4. **Q** – Are any of the communications sites subject to the New York State Department of Environmental Conservation (NYSDEC) Storm Water Pollution Prevention Plan (SWPPP)? **A** – Not one of the sites disturbs over 1-acre or 43,560 square feet of land, therefore no SWPPP is needed. However, Belfry Mountain and Saddle Hill will most likely trigger Minor Storm water Permit per NYSDEC Regulations Section 646-4. PROPOSERS are encouraged to verify this and any other permitting requirements prior to proposal submission.
5. **Q** – How is the SELECTED VENDOR to address the shelter foundation design in the instance that rock is encountered? **A** – PROPOSERS are to refer to the geotechnical analyses provided in the RFP attachments, which provide subsurface conditions. For Belfry Mountain, PROPOSERS shall assume nominal soil conditions for proposal estimating purposes.
6. **Q** – What will the weight of each shelter be? **A** – The equipment shelter dimensions and weights are as follows:
 - a. Belfry Mountain – 2' x 24'10" (55,000 lbs.)
 - b. Mount Pisgah – 12' x 28'10" (64,000 lbs.)
 - c. Terry Mountain – 12' x 16'10" (39,000 lbs.)
 - d. Wells Hill – 12' x 22'10" (52,000 lbs.)
7. **Q** – When will tower foundation designs and assembly drawings be available? **A** – The Wells Hill tower foundation design and erection drawings are provided with Addendum #2. The Belfry Mountain tower foundation design will not be available prior to the proposal due date. For proposal estimating purposes, PROPOSERS should assume normative soil conditions and a standard foundation for a 195-foot self-supporting tower. If PROPOSERS are unable to provide a proposal cost estimate, they should note it as an EXCEPTION on the RFP Compliance Matrix.

8. **Q** – When will LPG fuel tank specifications and foundation designs be available? **A** – This information will not be available prior to the proposal due date. For proposal estimating purposes, PROPOSERS should consider the following LPG fuel storage tank capacities:
- a. Belfry Mountain – 1000-gallons
 - b. Mount Pisgah – 250-gallons
 - c. Wells Hill – 500-gallons

The County understands that the LPG fuel storage tanks will be provided by AmeriGas®, however this is subject to change. If PROPOSERS are unable to provide a proposal cost estimate, they should note it as an EXCEPTION on the RFP Compliance Matrix.

9. **Q** – How is the SELECTED VENDOR to address the LPG fuel storage tank foundation design in the instance that rock is encountered? **A** – PROPOSERS are to refer to the geotechnical analyses provided in the RFP attachments, which provide subsurface conditions. For Belfry Mountain, PROPOSERS shall assume nominal soil conditions for proposal estimating purposes.
10. **Q** – When will the generator specifications be available so that PROPOSERS may finalize LPG fuel line specifications? **A** – The generator specifications will not be available prior to the proposal due date. For proposal estimating purposes, PROPOSERS should use the distances identified on the zoning drawings (excluding Mount Pisgah) along with standard conduit sizes for 22 kW, 120/240 volt single-phase generators. If PROPOSERS are unable to provide a proposal cost estimate, they should note it as an EXCEPTION on the RFP Compliance Matrix.
11. **Q** – Will the generator automatic transfer switches (ATS) already be installed in the shelters? **A** – Yes.
12. **Q** – Is it possible for PROPOSERS to revisit the sites with transportation contractors after the shelter and tower specifications are released? **A** – Yes. The County will provide PROPOSERS with the site access points-of-contact and for coordinating visits. PROPOSERS are responsible for all costs associated with coordinating and conducting additional visits.

B. Angier Hill:

1. **Q** – How does the County desire to proceed with the RF transmission line entry port plate? Should the SELECTED VENDOR install an appropriately sized 12-port plate with 4” entries and simply seal and weatherproof as needed, or must a 24” x 32” be used? **A** – Refer to Addendum #2, which states: *The existing equipment building RF transmission line entry port is estimated to be 28” wide by 22” high. Based on the existing equipment building entry port estimated to be 28” wide by 22” high, the SELECTED VENDOR shall provide, install, seal, and ground a new commercial off-the-shelf (COTS) RF transmission line entry port panel containing the maximum number of 4” entry feed-through holes as possible without making the existing building opening larger.*
2. **Q** – Is it possible for the new Essex County cable tray be supported off the existing auxiliary framing where not obstructed with existing cabling? **A** – No. The Site Owner will be removing all ties affixing the existing transmission lines to the building ceiling. Therefore, the SELECTED VENDOR shall install a cable tray compatible with the building’s permanent ceiling and support structures.

C. Belfry Mountain:

1. **Q** – It appears that the elevation drops off approximately 30-feet from one end of the compound to the other. How will this be handled – by retaining walls and fill, cutting into the bank, tapering and stabilizing bank with stone? **A** – Per the Architectural and Engineering Firm, *“In looking at Page Z4, grading plan, of the drawings completed, there is not a 30-foot elevation drop across the compound. From the westerly fence line (proposed as 1776 elevation) to the easterly fence line (proposed as 1782), there is only a 6-foot elevation change. The grading is beyond the limits of the fenced area; to the west of the compound. There is no retaining wall proposed. The intention is to stabilize the bank by seeding after it has been graded. The proposed contours are shown as a 2:1 slope, which we believe is obtainable if it’s immediately stabilized.”*
2. **Q** – How does the County propose that the SELECTED VENDOR stabilize the fill used on that side of the compound? **A** – Refer to answer in Belfry Mountain #1 above.

3. **Q** – The site plan does not show any storm water structures. Are plans forthcoming? **A** – Per the Architectural and Engineering Firm, *“At this time, no storm water features are included. This site development is drastically less than that of the required SWPPP requirements of 1-acre.”* Reference #4 under General Questions and Answers.
4. **Q** – Does the RFP include decommissioning work for the existing radio communications tower and equipment building? **A** – No. The County and other tenants are handling this via a separate procurement after the new site is installed, tested, accepted, and operational.
5. **Q** – Is there a geotechnical report and foundation design forthcoming? **A** – As stated in RFP Attachment F, a geotechnical report is not currently available for Belfry Mountain. Therefore, proposers shall assume normative soil conditions and reference the other provided foundation designs as a baseline for proposal estimating purposes. Regarding the foundation designs, the tower and shelter foundation designs are forthcoming. The fence and ice bridge foundation (pier) designs are included in the site drawing. If PROPOSERS are unable to provide a proposal cost estimate based on referencing the aforementioned items, they should note it as an EXCEPTION on the RFP Compliance Matrix.
6. **Q** – Will the SELECTED VENDOR be responsible for bringing the primary power to the transformer and secondary power to the 6-gang meter bank, or will this be handled separately? **A** – Reference Addendum #2, Belfry Mountain, Site Construction, No. 6.
7. **Q** – When will the 195-foot tower be available for construction? **A** – The procurement schedule is based on permitting. The tower will likely be in the spring of 2013.

D. Blue Mountain:

1. **Q** – Since this is a non-R56 site, can the ice bridge simply be tied into the existing tinned ground ring via cad welding? **A** – Addendum #2 removes all products and services originally requested for Blue Mountain in the RFP.
2. **Q** – For the anti-climb plate that is obstructing where the proposed ice bridge will be connecting, does the County desire to have it trimmed/slid-

up, or simply removed? **A** – Addendum #2 removes all products and services originally requested for Blue Mountain in the RFP.

E. Lewis Public Safety Building (PSB):

1. **Q** – The cable tray specified in the RFP and drawing states “Cooper B line series 24 or equal.” Must the equal be approved by the County? **A** – No. Any equivalent that meets or exceeds the quality and grade of the specified model is acceptable.
2. **Q** – Who manufactured the building rooftop membrane and who installed the building roof? **A** – The roof membrane was manufactured by Firestone Building Products (<http://www.firestonebpc.com/>) and the roof was installed by Monahan & Loughlin, Inc. (<http://www.monahaninc.com/>).
3. **Q** – Regarding the through bolt detail (3/C-3), is the SELECTED VENDOR to remove the fascia brick and grout regardless? Is there an air gap between the fascia and the CMU? **A** – The Building Manager indicates that there is an air gap; however, this was not physically verified. Assuming that there is an air gap, the bolt could be installed through the brick, sandwiching the brick to the wall. The brick removal detail is provided on the drawing assuming there is an air gap. The Architectural and Engineering Firm will provide an alternative design in the event there is not an air gap.
4. **Q** – How does the County want the SELECTED VENDOR to address the sheetrock over the CMU wall regarding the backer plates? **A** – If there is sheetrock in the stairwell, it should be removed near the backing plates to avoid being crushed when the nuts are tightened down.
5. **Q** – Are there date / time restrictions as to when roof penetration and wall penetration, welding, and drilling work can happen? **A** – Since this facility houses a correctional facility, nights and weekends are undesired work times.

F. Mount Defiance:

1. **Q** – Where and when will there be bid documents available for the products and services to address the existing equipment building modifications, backup generator installation, and other site development work? **A** – As stated at the pre-proposal site visit kickoff meeting, the

County is handling the existing equipment building modifications, backup generator installation, and other site development work except for the microwave radio path vegetation trimming and removal via a separate procurement to be released via the County Web site at a future date.

2. **Q** – Is it acceptable for trees under 6-inches diameter at breast height (DBH) to be removed? **A** – The County’s lease allows them to trim or remove the trees in the vicinity depicted in RFP Attachment G.

G. Mount Pisgah:

1. **Q** – There will be enormous truck/track vehicle traffic by the house near the beginning, is this acceptable with the landowner? Do PROPOSERS need to budget for restoration? **A** – The Site Owner has approved the development. The Site Owner and County will notify local residents of any expected disturbances regarding noise, vibrations, dust, etc. All conditions must be restored post-construction.
2. **Q** – Is the shelter in one piece or stick-build (i.e., panel-built)? **A** – The shelter is a monolithic pour, delivered in two pieces. Reference Addendum #2, which removes the requirement for the SELECTED VENDOR to transport the shelter to the site.
3. **Q** – Where will the LPG tank be located? **A** – Assuming the shelter is position at Option 1, the LPG tank will most likely be placed South (behind) or East of the shelter.
4. **Q** – The proposed Option 1 shelter location will not work because it would be impossible to get a crane, delivery vehicle, and concrete truck into that space. Will it be possible to proceed with the Option 2 location? **A** – Reference Addendum #2, which removes the requirement for the SELECTED VENDOR to transport the shelter to the site.

H. Saddle Hill:

1. **Q** – Does site have to be grounded to R56 standards if no equipment is going there? **A** – No. Since a passive reflector and site perimeter security fence are the only components to be installed, they shall be grounded per the standards called out in the RFP, with the exception Motorola’s R56 – *Standards and Guidelines for Communications Sites*.

2. **Q** – Will the County provide a road centerline and compound stakeout? **A** – The County does not plan to provide this. PROPOSERS should include this in their cost estimate if they require a centerline and stakeout.
3. **Q** – Will the County work with the contractor to determine extent of tree trimming? **A** – All trees identified to be removed or trimmed are marked in the zoning drawing.
4. **Q** – Does the County have a timeframe on the installation of the passive microwave reflector? **A** – The reflector will likely be installed in the spring of 2013.

I. Terry Mountain:

1. **Q** – For the waveguide support conduit, what are the specifications of the 1” conduit? (i.e., galvanized, threaded, schedule 40, etc.)? **A** – Per the tower manufacturer, galvanized schedule 40 pipe is adequate. Threading is unnecessary. The SELECTED VENDOR should use standard pieces of the pipes end to end to make a continuous length.
2. **Q** – What method shall the SELECTED VENDOR use for attaching the conduits to the tower steel? **A** – Per the tower manufacturer, the most efficient way to attach the support conduits to the internal angles is to punch/drill two holes on the vertical legs of the internal angles and use U-bolts to attach the conduits.
3. **Q** – If proper cover cannot be maintained above the 2-inch and two 3/4” conduits to the generator room, how shall the SELECTED VENDOR protect these? **A** – The SELECTED VENDOR should encase them in concrete.
4. **Q** – Regarding the bridge on the access road, what is the capacity of the bridge? Is the bridge able to support the shelter that must reach the top of the mountain? **A** – Bridge capacity information is not available. Utility trucks, radio tower installation equipment including cranes, etc. have travelled over the bridge and capacity is not an issue according the Site Owner and other tenants. There are steel supports under the wood decking.
5. **Q** – How flexible is the shelter location in order to minimize exposure to ledge rock? **A** – The Terry Mountain shelter could be relocated as long as

it does not impact the proposed chain link fence and any other existing or proposed equipment.

J. Wells Hill:

1. **Q** – Will the County be altering the layout of the compound, shelter, and tower to accommodate foundations? The current configuration will not fit due to many foundation overlaps. **A** – At present, No. The County’s Architectural and Engineering Firm, investigated the potential obstructions and deems them invalid, stating, *“Regarding the foundation – we believe it will fit in its current location. The foundation is only 9.5’ square. If you look at the plan, the proposed gate is 12-feet wide and the tower sides scale in reference to the gate to about 9-feet per side. Therefore, the foundation is only slightly larger than the tower. The location may have to shift slightly west and south, but it appears that it will fit there.”*
2. **Q** – Please confirm that decommissioning and equipment relocation for the existing tower and other equipment will be handled via a separate procurement effort? **A** – Confirmed. The County is handling the decommissioning and equipment relocation for the existing tower and other equipment via a separate procurement after the site is installed, tested, accepted, and operational
3. **Q** – Do all eight half-buried tires need to be removed? Reference Addendum #2 – *The SELECTED VENDOR shall excavate and remove the large tires located on the West and Northwest site of the existing site compound to allow for site development and construction. The SELECTED VENDOR shall move and neatly stack the large tires at a location as close to the existing compound as possible, but at an adequate distance away to allow for site development and construction. NOTE – The Site Owner shall be responsible for placing the tires back around the compound following the conclusion of site development and construction activities.*

– END OF RFP VENDOR QUESTIONS AND ANSWERS REPORT –