

# REQUEST FOR PROPOSALS



**February 22, 2024**

## **RFP: 2024-3 Project Management Services for VIPER Tower and 911 Communications Center**

### **ADDENDUM #1**

**for the following project:**

#### **General Information**

This is a Request for Proposal (RFP) for Project Management Services for construction of a new VIPER radio tower and new 911 communications center. Location for the new tower has been identified and acquired by the County. The site has been vetted by NCSHP for suitability. The tower will be constructed with County funds. Shell space for the communications center exists within the current Yadkin County Sheriff's Office facility. Funding for the 911 center will be through a grant from the NC 911 Board

#### **Issuing Officer / Contact**

Questions and requests for clarification regarding this RFQ must be submitted to:

Brock Hall, Assistant County Manager  
PO Box 220  
217 E. Willow Street  
Yadkinville, NC 27055  
Phone: (336) 849-7900  
Fax: (336) 849-7920  
Email: [jbhall@yadkincountync.gov](mailto:jbhall@yadkincountync.gov)

## **The County received the following Questions:**

General Questions for both VIPER tower and 911 building locations

1. Can the coverage maps and other drawings that were shown by the County during the Pre-proposal call be supplied to the bidders? **Yes, I will provide a copy of the PowerPoint with these question responses.**
2. Can the tower site and 911 building & floor be visited prior to the proposal due date? **Yes. The tower property is county owned and accessible for visitation. Our Communications Supervisor, Dylan Zachary, has scheduled a time for all interested parties to visit the 911 Communications Center site. As this is a secure facility you will need to be escorted. You can meet him in the lobby of the Sheriff's Office at 10 am on Wednesday February 21, 2024. The building is located at 201 E. Cherry St. Yadkinville, NC.**
3. Will a full-time presence of the successful bidder's project or construction manager be required when the engineering personal or general contractor and their sub-contractors are on site working? (trying to determine in-house labor burdens during engineering and construction). If not, what is the minimum expectation for site visits? **A full-time presence will not be needed however a contact person must be available via phone or email to address concerns that arise from County staff or contractors during regular business hours. There will be no specific requirement for site visits other than as needed.**
4. Has the Grants for the project funding been completed? **The 911 grant for the communications center has been awarded. The tower will be funded with County monies.**
5. How soon does the County expect to begin work of either location? **As soon as possible.**

### **VIPER Tower Site**

6. What is the height of the tower structure that was used for the coverage maps shown during the pre-proposal call? **380 ft**
7. Has the land parcel been vetted by County zoning to meet set back and zoning type designation requirements? **County setback requirements are currently 25 ft plus the height of the structure. Structural engineering certification would be required to state that the tower would collapse on itself. Then the setback would be 25 ft in total. The use of this property for a tower would require a Special Use Permit from the County.**

8. Is the property/the land, owned by the County or owned by the State? **County**
9. Is it assumed that a Special Use Permit process will be required for Zoning approval? **Yes**
10. Is it accurate to assume that all regulatory processes such as NEPA/SHPO, FAA approval and other environmental processes will need to be completed with the successful bidder's oversight? i.e. none have been started or approval gained? **Correct. None of these approvals have been completed.**
11. If any regulatory process NEPA/SHPO, FAA, Environmental, etc. take longer than is normally expected, causing additional work and labor hours to be expended by the successful bidder, will the County accept financial change order? For instance: If the SHPO requires a ballon test or other unexpected reports or requirements to secure the SHPO approval that are unknown to the bidders at time of bid submittal, will a change order be accepted? **Yes**

#### 911 Communications Building

1. Will the general contractor responsible for the construction of the whole building, be responsible for permitting even as it pertains to the floor where the 911 consoles and other rooms on the same floor will be located, or will additional building permits need to be applied for and approved prior to beginning construction of the floor designated as the 911 communications floor? **Not entirely sure I understand the question. The building is complete and occupied. No active building permits are in place and Certificate of Occupancy is in place. Renovation permits will need to be issued for the upfit of the shell space for the 911 center. Electrical permits would be required for the UPS and generator. The building is within the town limits of Yadkinville. The Town would issue zoning permits for this work and all building permits would then be issued by Yadkin County.**
2. Will the successful bidder be required to provide PM and CM oversight for all the rooms on the 911 communication floor or only the 911 dispatch console room and primarily related to it, such as electrical closets and server room? **Only the 911 dispatch console room and related areas.**
3. Can the bidder assume the floor where the 911 dispatch consoles and server room are to be located is currently essentially a concrete slab (that this building floor is only a bare slab) and that as consultant, the selected bidder would be reviewing and making recommendations for materials to include in the design drawings pertaining to ceiling type, wall designs, doors, windows (if any), flooring type, AC requirements, fire alarming and fire suppression, employee comforts (TV, break room etc,) and other nearby items but not pertaining exactly to the electrical and grounding requirements off the proposed dispatch consoles, or fixed network equipment located in the equipment room/server room? **The unfinished shell space is a portion of the third floor of the Sheriff's Office. The remainder of the floor is finished and occupied. The**

unfinished portion is a concrete floor. The bidder can assume they will make recommendations for materials to be used in the design. The space is already serviced by a fire alarm and sprinkler system as well as heating and cooling. Any additional recommendations for fire suppression will need to be included. The project will not include any employee comfort areas such as breakrooms and restrooms as those already exist on the floor. Bidder can assume all work will be directly related to the console floor, supervisory office, and server room. It should also be noted that the design should include a UPS and backup generator that will solely service the communications center separate from the remainder of the building.

#### Misc.

1. Will the County use/provide weighting percentages with the evaluation criteria in Section G? No specific weighted percentages have been identified. Final approval of any contract will be at the discretion of the Board of Commissioners. Cost and qualifications will play a significant role in the decision-making process; however, the Board may opt against a proposal with extended project schedules or a vendor with poor references.
2. Has the County selected an architect for work on the new E-911 Communication Center in the Yadkin County Sheriff's Office? No.