

**ADDENDUM #2 TO THE  
REQUEST FOR QUALIFICATIONS / REQUEST FOR PROPOSALS  
ISSUED BY THE CITY OF WARNER ROBINS FOR THE G-RAMP ENVIRONMENTAL  
ASSESSMENT**

**Background**

1. Original RFQ/RFP Date: January 26, 2010
2. Addendum #1 Date: February 2, 2010
3. Addendum #2 Date: February 18, 2010

**Details**

*a. Wetlands Delineation*

Wetlands Delineation and all of its requirements are now included with the NEPA Task. It has come to our attention that one cannot be completed without the other. Therefore, include the Wetlands Delineation costs in bid pricing per requirements described in Attachment 'A.'

*b. LIDAR Photography*

Through the City of Warner Robins, Robins Air Force Base has provided LIDAR topography and photography for use by the successful bidder. This disk file is dated February 11, 2010. This data is the same format used by Robins Air Force Base. An example is provided in Attachment 'A.'

*c. Questions and Answers*

1. **Question:** As a follow-up to my question at the mandatory pre-bid meeting last week, I was curious to find out if the selection criteria have been finalized? The presentations last week were very thorough and the site visit was valuable.

**Question:** Has the scoring criteria been identified?

**Answer:** The G-RAMP team is working on the criteria. We do not have the criteria to publish now and are not planning to publish to the public at this time. It will be shared with the Mayor and Council when evaluations are completed. This is a public meeting-- anyone who wishes to attend is invited to do so.

2. **Question:** Under proposal content number 9: A written release authorizing any and all investigation to validate information in the proposal. Would you please provide some clarification on exactly what is meant and the type of document required?

**Answer:** A statement in the cover letter or a separate document included in the package acknowledging that the City of Warner Robins may contact references and / or project managers in order to evaluate suitability on the firm in working with the City of Warner Robins on the G-RAMP project.

**3. Question:** Is this going to be a firm fixed price or a time and materials contract?

**Answer:** Firm fixed price.

**4. Question:** Is the site CAD available on your website?

**Answer:** Only the pdf is on the City website. The AutoCAD DWG will be available to the awarded contractor for the NEPA processes. Please note that this topography and boundary is old and should be used accordingly. Most of the site has not been changed since then.

**5. Question:** Why are there two prices required with and without LIDAR topography?

**Answer:** This addendum (#2) removes the requirement for a cost proposal with the LIDAR provided by the contractor. LIDAR photography will be provided to the contractor. (See attachment 'A' for an example). The only cost proposal required is one that anticipates the LIDAR being provided to the contractor.

**6. Question:** What are the Post spacing requirements for the LIDAR data? What is the anticipated accuracy of the data set? Will data be required under the water surface? (If so, it will need to be field survey activity). Will break lines to create a DTM be required? Will the AFB allow us in the airspace? Will planimetric data (roads/trails) be required in delivery?

**Answer:** Post spacing requirements will be in the LIDAR provided by City of Warner Robins. Only Data under water surface required is what will be required by USACE for its wetland approval. (See attachment 'A.')

Whatever field survey is required for Wetlands Delineation as described in the attachment 'A.' Breaklines shall be in the City of Warner Robins provided LIDAR. Therefore, no over flight is required. Planimetric data is on the City of Warner Robins.

**7. Question:** What is the size of site required for this NEPA?

**Answer:** The entire parcel owned by the City of Warner Robins is 544 acres; however, the City has identified the 91 acres for due diligence including NEPA compliance. The 91 acres described in the boundary survey (provided in the original RFQ/RFP package) are the limits of this site for the NEPA review.

**8. Question:** Could we have a clarification on the 91 acres? Is the entire 91 acres to be used?

**Answer:** The City desires to use as much of the property as practical for G-RAMP.

**9. Question:** Is the FONSI (Finding of No Significant Impact) signed by the Air Force?

**Answer:** Yes.

**10. Question:** Any considerations while working near Air Force Base perimeter?

**Answer:** No picture-taking of Air Force operations while on property. The City will provide escort and notifications to Air Force personnel whenever anyone visits site during this contract. Air Force maintains all controls of its infrastructure and has right-of-entry to site at all times. Headquarters has been notified of future work intended for the 91-acre site. All future access shall be through City right-of-way and public access separate from Air Force (DOD) property.

**11. Question:** With regard to wetland mitigation, must we have permit from the US Army Corp before a FONSI can be signed.

**Answer:** Yes. See item (a) above for clarification that the Scope of Work of the Environmental Assessment includes wetlands delineation.

**12. Question:** Please provide the most current wetland delineation that has been performed. The RFQ states that it was dated July 2006 and updated January 2009.

**Answer:** The only information available on the prior wetland delineation was in the handouts at the Pre-Proposal meeting. That letter was dated August 16, 2002 and expired August 22, 2007. It is not renewable.

**13. Question:** Who will be the “lead agency” for the EA?

**Answer:** Robins Air Force Base has primary responsibility and review for NEPA compliance for this parcel.

**14. Question:** The “Scope” portion of the proposal indicates that the EA provider will determine if FONSI is applicable and if so provide a receipt of FONSI. Other than our group’s satisfaction that no significant impact is likely based on our review, do we need to obtain corroboration of FONSI findings from any other agency prior to providing data to the City of Warner Robins and Robins Air Force Base?

**Answer:** The Robins AFB/HQ AFMC will issue The FONSI. In addition to Robins AFB/HQ AFMC approval, the draft EA/FONSI will be sent to the Georgia State Clearinghouse. The

Clearinghouse forwards it to other state regulatory agencies for comment including the Georgia DOT and the Georgia DNR/EPD. In addition, the public will have 30 days to provide comments once a public notice is published in the local newspaper.

**15. Question:** Has there been a time frame established for completion of the EA? The RFQ/RFP discusses monthly progress reports and attending/conducting meetings. Are there presently any pre-set meetings for this project?

**Answer:** The proposal submission must contain the proposed project milestones and timelines. There is a requirement for a kick-off and closeout meeting as well as periodic project meetings; however, no meeting dates have been established. We are asking the contractor to allow for adequate review time for the City of Warner Robins, Robins AFB, HQ AFMC, state regulatory agencies, and the public. Because of this, we are aware a concrete timeline is hard to establish. Past discussions between the City and Robins Air Force Base has determined that the average timeline for completing an EA this extensive appears to be 8-12 months. We are asking for this timeline as a project management tool.

**16. Question:** The RFQ/RFP preferences prior studies. Are bidders to assume that the City of Warner Robins and Robins Air Force Base is satisfied with these reports and their findings? (i.e., should proposal include a limited amount of effort to confirm and/ or augment prior reports?)

**Answer:** The prior studies are offered as reference materials and should be treated as such.

**17. Question:** In addition to the prior reports, will preliminary designs / discussion of proposed operations be provided?

**Answer:** The City of Warner Robins and Robins Air Force Base will provide the contractor with information on the G-RAMP project as appropriate.

**18. Question:** On page 2 of the RFQ/RFP, the instructions specify that “both print and electronic format” copies are required. However, the RFP does not specify the quantity of each that must be provided. It is important to know this since it will affect schedule and budget. Please clarify.

**Answer:**

Monthly Progress Reports-All Tasks	4-hard copy, electronic
Technical Documents	8-hard copy, electronic
Draft EA, Draft Final EA, Final EA	12-hard copy, electronic (each)

Attachment A  
Contractor Requirements for Performing a Wetlands Delineation

The contractor shall delineate any existing wetland acreage in the former borrow pit area of the proposed G-RAMP site (see highlighted area on attached figure). Before initiating field surveys, the contractor shall consult current aerial photographs, county soil survey maps, U.S. Geological Survey topographic quadrangle maps, National Wetland Inventory data, FEMA maps, and any existing geographic information system (GIS) data, and shall interview resource/land managers who are familiar with the history of the site. The delineation shall abide by the rules contained in the 1987 U.S. Corps of Engineers Wetlands Delineation Manual (Technical Report Y-87-1; i.e., hereafter called "1987 Manual"), as well as the Interim Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Atlantic and Gulf Coastal Plain Region (October 2008). Personnel performing the delineation shall provide documentation demonstrating that they have been trained in delineating Coastal Plain wetlands, and have experience doing so.

The contractor shall map the boundaries of areas that are determined to be wetlands using a global positioning system (GPS) at a resolution of  $\leq 0.5$  m. Data collected using GPS equipment shall be delivered to MGRC/City of Warner Robins on an incremental basis to ensure compatibility with the GIS system (i.e., use the GIS specifications provided by the City of Warner Robins, deliverable in AutoCad). The contractor shall help the City's GIS manager post-process the field-collected data, export the data into GIS compatible format, and ensure that the final deliverable data conforms to Air Force/City of Warner Robins standards. In addition to documenting and mapping wetland boundaries via the 1987 Manual standards and GPS technology, the contractor shall take representative digital photographs of the characteristic features of each wetland. Finally, the contractor shall mark the boundaries of wetlands identified using orange fiberglass survey markers similar to those found at:

[http://www.forestry-suppliers.com/product\\_pages/View\\_Catalog\\_Page.asp?mi=5784](http://www.forestry-suppliers.com/product_pages/View_Catalog_Page.asp?mi=5784)

These markers should be located approximately 33 m apart along the perimeter of the wetland(s) so that the wetland boundaries are readily apparent to visitors to the area.

The contractor shall deliver the following:

--Two spiral-bound hard copy draft reports of the wetland delineation, including data sheets and maps.

--A digital copy of the draft wetland delineation report and maps on CD in Microsoft Office Word 2007.

--Following review and editing (if required) of the draft report, the contractor shall provide two spiral-bound reports of the final wetland delineation, and two copies on CD in Microsoft Office Word 2007.