

ADDENDUM One (1)

**Request for Proposals (RFP) 11 11025
Suffolk County Purchasing Division on behalf of the Department of Planning is
Seeking Proposals For
Mud Creek Watershed Aquatic Ecosystem Restoration Feasibility Study**

**Purpose of Addendum
Technical Questions and Answers
Synopsis of Mud Creek Site Visit**

**Proposals must be submitted no later than 3:30 p.m. on September 30, 2011
Proposals must be Returned to the Suffolk County Purchasing Office**

Contact Information

Name: Kathleen C. Koppenhoefer
Title: Government Liaison Officer
Suffolk County Purchasing Office
360 Yaphank Avenue, Yaphank, NY 11980

Main Tel. (631) 852-5196
Direct Tel. (631) 852-5463
Fax: (631) 852-5221
Email: koppenhoefer@suffolkcountyny.gov

Response Package Requirements

Proposers should refer to the Response Package Requirements as listed on Page 1 of the RFP.

Late Proposals Will Be Rejected

Technical Questions and Answers

The Department of Planning is including all the Technical Questions it was forwarded from the Purchasing Office. Questions have been grouped together if they have the same answer.

A. Survey Questions

1. Is there a property survey available for the County owned parcels?
 - A. *There are property surveys for County-owned parcels which the County purchased. If the parcels were acquired by tax lien, then the County does not have surveys in its possession. However, the Department of Planning (the Department) has obtained a degraded copy of a 1966 boundary survey from the Brookhaven Town Assessor's Office of the large central Gallo Duck Farm parcel (SCTM# 0200-97570-0100-007000). A table of the tax map numbers and method of acquisition for parcels in Mud Creek County Park (North of Montauk Highway) is available on the project website (http://www.co.suffolk.ny.us/upload/planning/pdfs2/mudcreekdf/2011_pdf/mudcreek_taxmapnos.pdf)*
2. Will the consultant be required to provide a property survey?
3. Does the County have boundary information that can be utilized by the consultant or is a boundary survey required?
 - A. *If the Contractor determines that a property survey is necessary for conduct of the Feasibility Study and preparation of the final design plan and specifications required by Task 9 of Section IV.3.i of the Request For Proposals (RFP), then it should provide for a survey in its Proposal.*
4. Will the surveyor be permitted to cut sight lines through dense vegetation such as Phragmites?
 - A. *Yes, cutting of sight lines though vegetation is allowed. A permit is not needed to access the site for data collection. The Suffolk County Department of Parks, Recreation & Conservation (Department of Parks), which has jurisdiction over the properties that are the subject of this study, has requested that anyone wishing to visit the site in the future should inform the Department of Planning about the time and date of entry. The Department will then notify the Department of Parks when such visitation shall occur.*
5. Are any topographic or site plan surveys available?
 - A. *The County has an elevation dataset of two-foot contour lines that was derived from LiDAR data flown in Suffolk County in support of the Federal Emergency Management Agency's (FEMA) Flood Map Modernization Program. The data were acquired by Terrapoint USA, under contract from Leonard Jackson Associates during the fall of 2006. This dataset will be available to the Contractor. The Department has prepared a map of the two-foot contours overlaid on a 2010 aerial of Mud Creek County Park. This map is available on the project website*

http://www.co.suffolk.ny.us/upload/planning/pdfs2/mudcreekdf/2011_pdf/aerial_8x11_11cd204.pdf). Information regarding site plan surveys was provided above.

6. Will any existing survey work be provided on those subjects listed under Task 7 and/or including topographic surveys, groundwater surveys, existing utilities, outfalls, easements, contours? What is the extent of the data on the East Branch and West Branch of Mud Creek?
 - A. *The Department will make any and all data it has available to the Contractor. The Contractor should contact relevant agencies (i.e., USGS, SCDPW, SCWA, LIPA) for groundwater elevation, depth to water table, groundwater monitoring well, stream, and utilities data. The Department does have the most recent depth to water table and groundwater elevation data for Long Island (2006) from the United States Geological Survey (USGS), but these data are also available for download from the USGS website. The Department recently acquired, subsequent to the issuance of the RFP, the field data sheets from a 2005 fisheries survey conducted by the United States Army Corps of Engineers, New York District. Fish species counts, lengths and weights, as well as quantitative and qualitative stream information were collected for areas in the West Branch of Mud Creek, the southern portion of the East Branch, and the northern part of Robinson Pond. The fish survey data sheets and a preliminary analysis of same are available on the project website http://www.co.suffolk.ny.us/upload/planning/pdfs2/mudcreekdf/2011_pdf/mudcreek2005fishdata.pdf).*

B. Park Facilities Questions

1. Are any infrastructure amenities, such as restrooms or parking facilities, anticipated?
2. Will there be specific programmatic requirements for the site (e.g. location and minimum length of public access, parking facility size, buildings program/likely tenants, sanitary/electrical needs) and if so, what are they or when will they be defined?
 - A. *Some type of parking facility is anticipated for public access to the site. Location and size are flexible. Facilities, as needed, are to be determined depending on which objectives are selected for the Park Concept Plan. The County will select, in consultation with the Contractor, the preferred Final Concept Plan, as stated in Task 8 of Section IV.3.h of the RFP. However, environmental restoration and passive recreation are the stated overall management goals for Mud Creek County Park, so amenities are anticipated to be limited.*
3. Will ADA compliance be required for any/all of the Park's proposed public access and buildings?
 - A. *Compliance with the Americans with Disabilities Act (ADA) is not required for Mud Creek County Park. However, the Department of Parks makes every effort to ensure that Suffolk County Parks comply with ADA standards.*

4. Is public fishing allowed now in the Brook, and will it be allowed after completion of the project?
 - A. *Site access for fishing is currently informal. Whether or not the Park Management Plan explicitly encourages fishing is to be determined by conduct of the Feasibility Study. The Department of Parks feels that the sensitivity of the fish population in Mud Creek may call for the site being closed to fishing. This determination should be subject to consultation with the New York State Department of Environmental Conservation.*

C. Historical Significance Questions

1. Are historical preservation mandates anticipated to apply to the structures on site?
2. Will the consultant be responsible for determining the historical significance of features on the property, i.e., buildings, etc.?
 - A. *As stated in Task 4, in Section IV.3.d of the RFP, the Contractor will consult with the Department of Parks, Division of Historic Services, to obtain any Historic Trust information on remaining structures located on the former duck farm site and to assess potential historical value.*

D. Preliminary/Final Focus Area Boundary Questions

1. The Preliminary Focus Area on the project map shows an apparent split of two sections...is that to pertain now?
 - A. *The Preliminary Focus Area only includes properties the County currently owns. The split is the result of the need to accommodate for the non-County owned properties that interrupt the Preliminary Focus Study Area. However, the County is actively pursuing acquisition of the properties indicated as “Proposed Acquisitions” on the Mud Creek County Park (North of Montauk Hwy) and Preliminary Focus Study Area map, and Proposals should consider the significance of these outparcels to the overall park concept.*
2. Which locations, properties and features are required for inclusion in the “Final Focus Study Area boundary”? What are the block and lot numbers of those properties? Does the Feasibility Study scope pertain to the properties within the Preliminary Focus Study Area only? Does the scope apply to properties pending possible acquisition by the County (TDR Donation in Progress, Proposed Acquisitions, Consideration for Future Planning Steps, etc)?
 - A. *Locations, properties and features to be included in the Final Focus Study Area boundary are to be determined pending conduct of Tasks 1 and 2 of Section IV.3.a&b of the RFP. The purpose of Task 2 is for the Contractor to propose alternative boundary configurations. Based on consultation and discussion with the Contractor, the County will determine the final boundary of the Focus Study Area. The Department anticipates that the restoration activities will focus on the former duck farm proper. The Study should maintain an awareness of environmental conditions outside the duck farm proper, and consider impacts of restoration activities on both the East and West Branches of Mud Creek, as well as on conditions further*

downstream. Additionally, the Park Plan may include suggestions for management of areas that are within the watershed, but outside of the duck farm proper. A table with the tax map numbers of the parcels (both County-owned and proposed acquisitions) in Mud Creek County Park (North of Montauk Highway) is available on the project website

http://www.co.suffolk.ny.us/upload/planning/pdfs2/mudcreekdf/2011_pdf/mudcreek_taxmapnos.pdf).

E. Plan Scope Questions

1. Does the scope include any architectural design work, or will any building renovations/reconstruction be performed as part of a separate contract?
 - A. *The actual restoration of the structures is not within the scope of this RFP, and that that would be part of a separate contract. This feasibility study should focus on the restoration of the environmental resources of the site. Whether or not certain buildings are restored for use in the park, rather than demolished, could be a part of the Park Concept Plan, but architectural designs and construction plans for same are not within the scope of this project.*
2. Is a full remediation plan a requirement in the deliverables? Is there a limit or cap on how much remedial planning is required, if the remedial needs for the site are found to greatly expand with investigation?
 - A. *There is no specific cap or limit; however, the contractor needs to tailor recommended actions to the budget for this RFP. The extent of remediation will be dictated by the chosen restoration plan, and which locations on the site will need to be disturbed to accomplish the restoration. That is, where and how the site will be modified will determine the kind of remedial planning needed. A remedial plan would need to be in place at least for those locations where final restoration activities occur.*
3. Is connectivity to Robinson's Pond and County properties south of Montauk Highway an optional or mandatory component of the public access and restoration design scope?
 - A. *Physical connectivity to Robinson Pond is not mandatory. However, the environmental connectivity of the stream to the pond is important, and the extent to which restoration of the stream corridor will affect the Pond, and the implications the Pond can have on the upstream areas should be taken into consideration when doing this project.*

F. Sampling and Records Questions

1. Has SCDHS conducted additional monitoring of Mud Creek or Robinsons Pond since 2006, for what parameters and is that data available?
 - A. *The Suffolk County Department of Health Services (SCDHS), Division of Environmental Quality, Office of Ecology, Bureau of Marine Resources has not conducted additional monitoring of Mud Creek since the 2006 sampling data that were referenced in the February 2008 SCDHS publication "Water Quality Trends at Selected Streams*

Impacted by Duck Farm Operations.” However, the SCDHS, Division of Environmental Quality, Office of Water Resources has conducted additional monitoring at the south end of Robinsons Pond (station 216-05). Laboratory data from samples collected in 2001, 2002, 2003, 2005, and 2010 are available for a suite of water quality parameters. These lab-sheets are available on the project website (http://www.co.suffolk.ny.us/upload/planning/pdfs2/mudcreekdf/2011_pdf/mudcreek_owr_waterquality.pdf).

2. Would the SCDHS lab be available to analyze samples which may be obtained as part of Task 7?
 - A. *No. Respondents should prepare a proposal that includes costs for the collection and analysis of any sampling they deem necessary to the Study.*

3. Will the documents, records and files of the companies/agencies which performed earlier studies and environmental review be accessible to the design team?
 - A. *The Department has made studies it is aware of pertaining to the Mud Creek Watershed area available on the project website. The Department will make available any documents, records, and files it has pertaining to earlier studies that were conducted to the selected Contractor post award. In the case that a study was conducted by an outside consultant, and the consultant is no longer under contract for the project, the County cannot require the consultant to make its own files available.*

G. Meetings Questions

1. Is there an anticipated frequency of meetings with Department and County agencies (e.g. biweekly, once per month, once per 3 months)?
 - A. *There is no definitive schedule for meetings. Frequency of meetings between the Contractor and the Department and County agencies will be determined by the Task timetable. Most meetings will be work sessions. It is anticipated that there will be more frequent meetings when deliverable due dates are nearing. The Department will assume the responsibility of coordinating meetings with the Contractor, County agencies, and other entities.*

Proposers Conference, August 18, 2011 – Questions and Answers

1. Will the results of the sampling performed by the SCDHS, Division of Environmental Quality, Office of Water Resources in 2001, 2002, 2003, 2005, and 2010 be available on the project website?
 - A. *Yes, the laboratory data from the samples referenced in the question are available on the project website (http://www.co.suffolk.ny.us/upload/planning/pdfs2/mudcreekdf/2011_pdf/mudcreek_owr_waterquality.pdf).*

2. Is there an anticipated award date for the contract?
A. No, the Department does not have a predetermined award date.

3. Does the reference in Task 9 to the final plan being “shovel ready” also pertain to construction bid documents?
A. Yes, a final plan for a “shovel ready” project does include construction bid documents.

4. Is the contract negotiable? Our firm is particularly concerned with sections a. and c. of the “Indemnification and Defense” part of the County Terms and Conditions in Exhibit I of the RFP.
*A. S.C. Purchasing Office answers: The Law Department will need to review your concern.
Final Answer: It is not negotiable. That part of the contract is the Law Department’s template, which is generally final with regard to County liability.*

5. Are the funds for this Study available? Is the contract award amount specified in the RFP fixed, or is it subject to cuts?
A. The funds are available and are fixed at this time. They are encumbered in the Department for work on the Mud Creek Watershed.

Suffolk County Planning Department Synopsis of Mud Creek Site Tour – 8/4/11

Three members from the Suffolk County Department of Planning met site tour attendees at 10:30 am on Thursday, August 4th, 2011 on Gazzola Drive approximately 600' north of the intersection of Gazzola Drive and Atlantic Avenue in East Patchogue, New York. Attendees were asked to provide their names, affiliations, phone numbers, and email addresses on a sign-in sheet and were given name tags if they had registered ahead of time. Everyone in the group introduced him/herself to one another. There were 17 potential respondents in attendance representing 15 different firms. Additionally, one staff member from the Suffolk County Department of Parks, Recreation & Conservation and five staff members from the Department of Environment and Energy attended. No handouts were distributed, but a large scale version of the Mud Creek Preliminary Focus Study Area map that is available on the website was used to orient attendees before entering the site.

At the start of the tour Planning Department staff stated that questions concerning the scope and interpretation of the work tasks contained in the study RFP would not be answered during the tour to maintain the integrity of the RFP process administered by the Suffolk County Purchasing Offices. Attendees were reminded to submit any technical questions in writing to the Purchasing Office, as described in the RFP.

The tour followed a route that enabled attendees to see conditions as they exist today at the former Gallo Duck Farm site. Dilapidated farm buildings, berms, watercourses, former swim ponds, duck yards, and waste disposal lagoons were encountered. Extensive growth of *Phragmites* and mugwort was noted, making both sight of and physical access to, site features difficult. The tour began on the east side of Gazzola Drive, in front of a former farm structure. It followed along the south side of the Creek (dry during the August site visit) until reaching a second dilapidated building. Staff noted that the freshwater wetland area during the April site visit contained wet soils, though it was dry during the August 4th visit. The tour doubled back through the former feed lot, now overgrown with trees, to Gazzola. Then, across Gazzola Drive to the west, the tour traveled along the south side of the Creek. Staff led attendees through the *Phragmites* that border Mud Creek onto an embankment, where attendees were able to see a former swim pond and where the Creek was piped through the berm. The tour continued south to the four former waste disposal lagoons. Planning Department staff noted that one of the three small lagoons had been filled with wood chips by the owner of a neighboring property. Staff also indicated that it is not certain where the property line lies that separates the County-owned property from the privately owned neighboring property. The tour finished by looping around to the north side of Mud Creek and up to the northern part of the property that contains several intact former farm structures. Planning staff observed that the former tenant who had been keeping trucks and heavy machinery in that portion of the site appeared to have vacated. The tour finished by following the driveway out to Gazzola Drive, and ended at approximately 12:15 pm.

At the end of the tour, the Suffolk County Department of Parks, Recreation & Conservation requested that anyone wishing to visit the site in the future inform the Planning Department about the time and date of entry. The Planning Department will notify the Parks Department when such visitation shall occur. To assure safety, visitors were instructed by the Parks Department not to enter any of the structures on the site.

A list of attendees follows on the next page.

Mud Creek 8/4/11 Site Tour Attendees

Potential Respondents

- 1) David Berg – Cameron Engineering
- 2) Charles Bowman – Land Use Ecological Services, Inc.
- 3) William Bowman – Land Use Ecological Services, Inc.
- 4) Jim Brazel – The RBA Group
- 5) Steve Cabrera – Dvirka and Bartilucci Consulting Engineers
- 6) Kathy Eiseman – Nelso, Pope, & Voorhis Inc.
- 7) Gary Gentile – L.K. McLean Associates
- 8) John Gerlach – Lockwood, Kessler & Bartlett Inc.
- 9) Bob Grover – GPI/Greenman-Pedersen Inc.
- 10) Rachel Gruzen – Great Ecology and Environments Inc.
- 11) Craig Hanlon – The Louis Berger Group
- 12) Boyd McDonald – MWH Americas Inc.
- 13) Laura Schwanof – EEA Inc.
- 14) Bob Steele – L.K. McLean Associates
- 15) Kimberly Somers – Cashin Associates
- 16) Richard Warren – Inter-Science Research Associates, Inc.
- 17) Jessica Zanca – AKRF Inc.

Suffolk County Attendees

- 1) Frank Castelli, S.C. Dept. of Environment and Energy
- 2) DeWitt Davies, S.C. Dept. of Planning
- 3) Jennifer McGivern, S.C. Dept. of Environment and Energy
- 4) Katie Magee, S.C. Dept. of Planning
- 5) Michael Mulé, S.C. Dept. of Planning
- 6) Elyse O'Brien, S.C. Dept. of Environment and Energy
- 7) Gail Raska, S.C. Dept. of Environment and Energy
- 8) Camilo Salazar, S.C. Dept. of Environment and Energy
- 9) Diana Sanford, S.C. Dept. of Parks, Recreation & Conservation

SUFFOLK COUNTY DEPARTMENT OF PLANNING

Mud Creek Watershed Aquatic Ecosystem Restoration Feasibility Study - RFP

Site Tour
August 4, 2011

NAME/TITLE	AFFILIATION	PHONE	EMAIL
1. BOB McDONALD PRINCIPAL ENGINEER	MWH AMERICAS INC	917-423-5607	boyd.mcdonald@mwhglobal.com
2. JOHN GERLACH DIR. ENV. SCIENCES	LKB, Inc.	916.938.0600	jgerlach@lkbinc.com
3. GARY IDENTIVE IK	LKMA	671-296-8100	identive@lkma.com
4. Bob Steele	LKMA	631-286-8668	RSTEELE@LKMA.COM
5. Steve Cabrera	DAR	516-364-9890	Scabrera@dh-eng.com
6. Kathy Eisenman	NELSON POPE VOORHIS	631-427-5669	keiseman@nelsonpopvoorhis.com
7. LAURA SCHWANOF	EA INC	631-757-4600	lschwanof@eaconsultants.com
8. Bob Grover	GPI	631-587-5060	RGROVER@GPI.NET.COM
9. Jessica Zanca	AKRF	631-574-3723	jzanca@akrf.com
10. DAVID BERG	Cameron Eng	516.824.5206	dberg@cameron-engineering.com
11. Jim Brazel	RBA	201-789-8543	jbrazel@rbagroup.com
12. C. Bowman	Land Use	631-727-2400	cbowman@landuse.us
13. W. Bowman	" "	" "	wbowman@landuse.us
14. Richard Wavron	Inter-Science Research Associates Inc.	631-283-5958	interscience@optonline.net
15. Craig Hanton	The Louis Berger Group	973 407 1462	chanton@louisberger.com
16. Kimberly Somers Env. Scientist	Cashin Associates	(631) 348-7600	ksomers@ca-pc.com ggreene@ca-pc.com
17. Rachel Gruzen Ecological Planner	Great Ecology + Environments Inc.	212-579-6800	rgruzen@green.net

18.	Diana Sanford ^{ENV} Analyst	SC Park	6318540952	diana.sanford@suffolkcountyny.gov
19.	Frank Castelli	SC DEE	853-5943	frank.castelli@suffolkcountyny.gov
20.	Camilo Salazar	SC DEE	853-5952	camilo.salazar@suffolkcountyny.gov
21.	Elyse OBrien	SC DEE	853-5957	elyse.obrien@suffolkcountyny.gov
22.	Gail Raska	SC DEE	853-3946	gail.raska@suffolkcountyny.gov
23.	Jennifer McGivern	SC DEE	853-4412	jmcgivern@suffolkcountyny.gov
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SUFFOLK COUNTY PURCHASING OFFICE

Kathleen C. Koppenhoefer, Government Liaison Officer

RFP PROPOSER'S CONFERENCE ATTENDANCE SHEET

RFP #: 11/11025	Planning Dept.	<u>Mud Creek Watershed Aquatic Ecosystem Restoration Feasibility Study</u>	DATE: 8/18/11
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***** PLEASE PRINT *****

NAME	FIRM	PHONE #	EMAIL ADDRESS
Dewitt Davies			
Kathryn Magee	SC Planning Dept	631 853 5201	kathryn.magee@suffolkcounty.ny.gov
KATHY EISEMAN	NELSON, POPE + VOORHEES	631 427-5665	keiseman@nelsonpopevoorhees.com
Jessica Zanca	AKRF	631 574-3723	jzanca@akrf.com
LAURA SCHWANOF	EEA, INC	631-751-4600	lschwanof@eeaconsultants.com
Ron Abrams	Dru Associates Inc	516 676 7107	RONWOOLF@IX.NETCOM.COM
Ray D. Biase	LK McLean Assoc	631-286-8668	rdibiase@lkma.com
Kathryn Sommo	Roux Assoc.	631 232 2600	ksommo@rouxinc.com
Jim Brazel	RBA Group	973-946-5612	jbrazel@rbagroup.com
Bob Grover	GPI	631-587-5060	rbgrover@GPI.NET.COM
JOHN SCHRECK	D&B	(516) 364-9890	JSCHRECK@D&B-ENG.COM
Steve Cabrera	D&B	"	scabrera@DI-eng.com
DAVID BERG	Cameron Engineering	516.224.5206	dberg@cameronengineering.com
Steve Hymch	H2M	631-756-8000	shymch@h2m.com
Will Bowman	LAND USE	631-727-2400	wbowman@landuse.us
MIKE KEEFER	H2M	631-756-8000	mkeffer@h2m.com
Kimberly Somers	Cashin Associates	631-348-7600	ksomers@ca-pe.com
BOYD McDONALD	MWH AMERICAS INC	917-423-5667	boyd.mcdonald@mwhglobal.com
Michael Mule	Suffolk County Planning	631-853-5205	michael.mule@suffolkcountyny.gov
Susan Filipowich	SC Planning Dept	631.853.4775	Susan.Filipowich@suffolkcountyny.gov
Kathleen C Koppenhoefer	SC Purchasing	631-852-5463	KOPPENHOEFER@SUFFOLK COUNTY NY GOV