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THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA
SCHOOL BOARD ADMINISTRATION BUILDING
Procurement Management Services
1450 N.E. 2nd Avenue, Room 650
Miami, FL 33132

Direct All Inquiries To
Procurement Management Services
Buyer's Name: Vanessa Flores, NIGP-CPP, CPSM
PHONE: (305) 995- 2646
Email: vflores@dadeschools.net
TDD PHONE: (305) 995-2400

BID/RFP ADDENDUM

Date: 04/30/2025

Addendum No. 3

BID/RFP No. RFI-24-036-VF BID/RFP TITLE: Communication Towers Decommissioning and Removal

This addendum modifies the conditions of the above-referenced BID/RFP as follows:

The attached document provides answers to the questions received.

All other terms and conditions of the RFP will remain the same.

All information, specifications terms, and conditions for the above-referenced BID/RFP, are included on the document posted on the Procurement Management website at http://procurement.dadeschools.net

The attached pages containing clarifications, additional information and requirements constitute an integral part of the referenced bid. If your bid/proposal has not been submitted, substitute the pages marked REVISED and mail your entire bid/proposal package.

I acknowledge receipt of Addendum Number 3

PLEASE NOTE: If your firm has forwarded a copy of this bid/proposal to another vendor, it is your responsibility to forward him/her a copy of this addendum.

(PLEASE TYPE OR PRINT BELOW)

LEGAL NAME OF BIDDER: _____

MAILING ADDRESS: _____

CITY, STATE ZIP CODE: _____

TELEPHONE NUMBER: _____ E-MAIL _____ FAX # _____

BY: SIGNATURE (Manual): _____
OF AUTHORIZED REPRESENTATIVE

NAME (Typed): _____ TITLE: _____
OF AUTHORIZED REPRESENTATIVE

Request for Information

RFI-24-036-VF
COMMUNICATION TOWERS DECOMMISSIONING AND REMOVAL
*(*Not under the Cone of Silence*)*

ADDENDUM NO. 3

QUESTIONS AND ANSWERS:

Q1: My question regarding this new scope out for bid is, is there any special licensing that is needed? Perhaps general contractor or electrical contractor?

A1: Both a General Contractor license and pre-qualification with M-DCPS are required for this project. Vendors must meet both criteria to be considered for bidding through a future formal solicitation process.

Q2: I saw the picture sent on the meeting of the tower with that huge cement base. I must say we will really need help from the school principals or maintenance team to get pix of each site to ensure proper pricing. A base like that will take a lot of manpower and even a crane to get it out, not to mention backfill that area if we can even get heavy equipment into that court yard. I think if we can work with the team at the school where the work would take place it would help us with a pricing matrix. If our only way of ensuring we get covered on pricing is by doing a worse case scenario, that may cause issues with the school districts budget for this project. Not every school will need a crane if the tower is set on a roof top. But every school with cement bases will need heavy equipment, extra disposal fees at the dump, a crane if the base is too big as well as at type or grass or cement restoration if anything gets damaged.

A2: Images provided during the pre-proposal meeting have been included with this addendum. Additional images of all tower sites will be gathered by WLRN staff to be included with a possible future solicitation, however at this time these are not available.

Q3: Will we be able to cut the anchors (if any) just below grade and remove everything above surface?

A3: All components situated at or above ground level must be removed completely.

Q4: Upon initial review, we believe perhaps there is a typo that has a due date of tomorrow 4/10/2025. Surely this isn't accurate with the release only being today 4/9/2025?

A4: The due date for this solicitation has been changed to Tuesday, May 13, 2025.

Q5: Are all 104 towers model Rohn 25 guyed, or are there some towers that are self-supporting, or monopole style?

A5: There is a mix of tower types.

Q6: A list of school campus address locations is provided. Are there a list of tower coordinates that can be provided?

A6: No, a list of tower coordinates is not available.

Q7: Are tower center pier and guy anchor foundations to remain in place after the tower removal, or do they need to be demolished to a specified amount below grade?

A7: All structures located on the rooftop shall be cut flush with the roof surface. All structures located at ground level must be completely removed.

Q8: How many of the towers are a rooftop mounted system (either the tower and/or guy wires are installed on the roof)?

A8: Tower mounting varies by site. Some towers are mounted on rooftops but not all.

Q9: Are there any inspection reports of the towers that indicate their overall condition?

A9: At this time, there are no formal inspection reports available for the towers. However, WLRN is gathering site photos and additional details to help vendors assess overall condition and plan accordingly. This information is not available at this time, but may become available with a future solicitation.

Q10: Are all towers climbable? Are any deemed as structurally dangerous to climb?

A10: As a precaution, none of the towers should be considered safe to climb. WLRN recommends that vendors prepare for the possibility that all towers may need to be accessed using equipment such as lifts or cranes, rather than climbing.

Q11: Are any of the towers suspected or confirmed to have lead paint? If so, can a list be provided?

A11: The presence of lead paint on any of the towers is unknown at this time.

Q12: Are any of the towers located on playgrounds where children and adults could be present?

A12: It is our understanding that no towers are situated directly on playgrounds, some ground-level tower locations may have children and adults present at the school sites. Therefore, all work conducted directly on any tower must occur when no staff or children are present, and the work area must be appropriately secured to prevent access by bystanders. Additionally, vendors will be required to complete background checks in accordance with the Jessica Lunsford Act.

Q13: What are the allowable on-site work hours and weekdays for the tower crews?

A13: Work schedules may be subject to the operating hours of the specific school site (Elementary, Middle, or High School). Coordination of work hours and days must be arranged directly with the individual school administration.

Q14: Are any towers known to have migratory bird nests?

A14: Some towers may have migratory bird nests. If present, contractors must comply with all applicable Florida and Federal regulations.

Q15: Are there any specific order of sites that need to be followed for decommissioning?

A15: There's no strict order required for decommissioning, but it would help streamline the process to group the work by region—North, Central, and South. This approach makes it easier to coordinate and communicate with schools in each area ahead of time.

Q16: Are there any known RF issues relating to tower access?

A16: Any RF-related issues are still to be determined. WLRN is in the process of gathering more site-specific information and any RF-related concerns will be shared with vendors as they are identified.

Q17: Does Miami-Dade currently have roofing warranty for the properties and roofing company of record for repair work? If only select properties which properties?

A17: Roofing warranties are typically only applicable to newly installed roofs. Specific details regarding warranties for individual properties and the designated roofing company for repair work would need to be determined on a property-by-property basis, likely contingent upon the age and status of the existing roof.

Q18: Does Miami-Dade have a preferred roofing company to do repairs?

A18: At the appropriate time, a list of qualified roofing contractors will be provided as part of the bidding process.

Q19: What are the access procedures and crew badging requirements?

A19: This information can be found at the following link: https://hb1877.dadeschools.net/#!/

Q20: What are the access times and work hours for the locations?

A20: Please refer to Question 13.

Q21: Are there any access limitations, or blackout days to be aware of?

A21: None that WLRN is aware of at this time.

Q22: For the Ground based tower sites, can foundation and guy point removals be limited to 3' below grade or entire foundations and Guy anchor blocks to be removed?

A22: The requirement is for the complete removal of all foundations and guy anchor blocks. Limiting removal to 3 feet below grade is not an acceptable option.

Q23: According to the State, decommissioning permits would be needed for tower removal, would they be needed for this project?

A23: The selected vendor will be responsible for obtaining the necessary demolition permits directly through Miami-Dade County Public Schools (MDCPS). It is the vendor's responsibility to ensure compliance with all applicable local and state regulations regarding the decommissioning and demolition of these structures.

Q24: According to the State, a GC license is needed for tower work, would they be needed for this project?

A24: Please refer to Question 1.

Q25: How is access provided? Will this need to be coordinated with the staff on a day to day?

A25: Please refer to Question 13.

Q26: Can the work be done while the schools are open?

A26: Yes, but this will vary by location. The preference is for work to be done after school hours—such as evenings or weekends—to minimize disruption to school activities.

Q27: Is a deadline for the work during the day? Example like 6PM

A27: Specific daily work hours must be coordinated and arranged directly with the individual school site staff. This will allow for flexibility based on each school's operational needs.

Q28: Is the electric already disconnected or will this need to be done on site?

A28: If any tower has existing electrical connections, the disconnection of this service will be the responsibility of the selected vendor and must be performed on-site. This should be coordinated with the relevant utility providers and in accordance with all applicable safety regulations.

Q29: For the roof, should a third party roofing company be brought to the site to ensure the roof is safe after the work has been complete?

A29: It would be in the contractor's best interests to engage a third-party roofing company to inspect and certify the roof's safety and integrity upon completion of the work. This proactive measure can help ensure compliance with safety standards and potentially mitigate future liability concerns.

Q30: Will a P&P bond be required?

A30: A Performance and Payment (P&P) bond, will be required for any work where the total contract value exceeds $200,000.

Q31: What is budget?

A31: The RFI process is intended to help us assess vendor interest and gather the information needed to better define the scope and cost of the project. Vendors are encouraged to provide as much detail as possible to support this effort.

Q32: Are permits required by the school district and if so who is responsible for them?

A32: The selected vendor will be responsible for obtaining all necessary permits required for this project.

Q33: Scope of Work is contradictory. Are the dismantled towers to remain on site or is it contractors role to remove and dispose of them?

A33: It is the contractor’s responsibility to remove, haul away, and properly dispose of all dismantled towers and related materials. Nothing should be left on site unless otherwise directed.

Q34: Will any high voltage lines associated with towers and their placement be disconnect by school district prior to work commencement?

A34: WLRN is gathering site photos and additional details to help vendors assess overall conditions and plan accordingly. Additional information will be included with a possible future solicitation.

Q35: If the foundations removal is required if so how deep and do they want the holes filled in and seeded/straw?

A35: Complete removal of the foundations is required. Following removal, all resulting holes must be filled and sodded. This ensures the restoration of the ground surface.

Q36: Are there any work hours limitations?

A36: Please refer to Question 13.

Q37: Davis-Bacon rates applicable?

A37: At this time the Davis-Bacon rates are not applicable, however should this requirement change, any future awarded vendors will be notified ahead of time.

Q38: Are there any and special background checks?

A38: All personnel working on school grounds must undergo background checks in accordance with the Jessica Lunsford Act, as well as adhere to all other applicable federal, state, and local laws and regulations.

Q39: List of Schools Spreadsheet has a column for Safety Converter and it indicates Up or Down, what does this mean?

A39: The “Safety Converter” column in the school list indicates the position of the tower-mounted safety device—either “Up” or “Down”—at the time of the last observation.

Q40: Has a tower analysis been done on these towers and are there any historical drawings?

A40: No formal tower analysis has been completed, and historical drawings are not available. Additional information of all tower sites will be gathered by WLRN staff to be included with a possible future solicitation, however at this time these are not available.

Q41: Is there internal roof access to the towers located on the roof level?

A41: WLRN is in the process of gathering more site-specific details to ensure vendors have the information needed for accurate estimates and proper planning, however at this time this information is not available.