

**PENNSYLVANIA DEPARTMENT OF TRANSPORTATION RESPONSES TO QUESTIONS
RELATED TO THE REQUEST FOR QUALIFICATIONS FOR THE
CHALFONT MITIGATION BANKING PROJECT**

RFQ Section	Question	Answer
Sec. 2.1, page 10	According to Section 2.10 Industry Forum and Informational Meeting on page 10, it is requested that attendance to the forum is limited to 3 members for each firm. Does this limit also apply to the Site Visit?	Site visit can include as many as each team wishes.
Section 4.3, page 13	According to “Table 1: RFQ Schedule” under Section 4.3 on page 13, there will be an Industry Forum and Site Visit on December 18th. Will there be additional opportunities with proper access coordination to visit the site in addition to the pre-bid site tour? Perhaps a 2nd coordinated visit for interested parties?	Access was provided on December 18, 2018, January 8, 2019 and January 15, 2019. All parties will be notified accordingly.
Section 2.9, page 9	Will PennDOT consider a deal structure revision by paying a negotiated and reduced cost per credit to support the up-front costs of the mitigation bank development and maintenance? Should the site have market or profitability issues, will PennDOT consider an alternative site for bank development?	PennDOT may consider a deal structure revision as long as PennDOT’s financial interests are met. The Department anticipates these conversations to occur in the RFP phase. PennDOT will not consider an alternative site for bank development in this project.
Section 2.9, page 9	Under the Proposed Deal Structure (Paragraph 2.9), the Development Entity is responsible for all up-front costs associated with the design, construction, financing, monitoring and operation and maintenance of Chalfont Mitigation Bank with cost compensation in the form of commercialization of excess credits. Can you please provide the number of stream and wetland credits PennDOT forecasts for project use per year? Please note that these numbers are needed to make accurate market and profitability determinations.	Forecasting PennDOT’s credit needs is currently ongoing. The Department anticipates these conversations to occur in the RFP phase.

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RFQ Section	Question	Answer
Industry Forum Presentation	Do you recognize diverse business goals with the Department of General Services (DGS)?	<p>DGS Diverse Goals is a separate program. PennDOT is looking for a good faith effort from the Development Entity toward diverse business participation.</p> <p><u>Diverse Business Presentation</u></p>
Industry Forum Presentation	Who takes ownership of the property in perpetuity?	PennDOT will maintain ownership throughout the project. PennDOT will ask the Development Entity to identify a long-term steward for the bank. The goal would be for the long-term steward to take ownership of the property.
Industry Forum Presentation	Will the restoration work be secured with a permanent preservation easement that runs with the land in perpetuity?	PennDOT expects the mitigation instrument coordinated with the Interagency Review Team will require the placement of deed restrictions on the property consistent with Section 404 permit program.

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Industry Forum Presentation	Are there any easements or encumbrances on the property?	There are sewer easements of which we are aware; approximate locations are shown on the attached map. No other easements are known at this time. Wetland delineation efforts are ongoing along with the identification of all legal property interest boundaries.
Industry Forum Presentation	Was any preliminary work done in the 1990s as part of the original project?	Conceptual work was started but it never progressed into design layout and details because mitigation needs were reduced and the site was no longer required for the original project.
Industry Forum Presentation	Who owns the mineral rights to the property?	It appears that subsurface mineral rights were retained by previous owners. This information will be confirmed prior to RFP phase.

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Industry Forum Presentation	Is the desire for the municipality to have a future connecting trail weighted in the selection process?	It is not a consideration as part of the Request for Qualifications. It could be a factor in the Request for Proposals phase.
Industry Forum Presentation	Were any members of the Interagency Review Team present at the Industry Forum?	No.
Industry Forum Presentation	Can PennDOT make their credit demand available during the RFQ Phase?	Forecasting PennDOT's credit needs is currently ongoing. The Department anticipates these conversations to occur in the RFP phase.

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Industry Forum Presentation	When will PennDOT know how many credits they will keep, and the process for when to sell the excess credits for the Development Entity and for PennDOT?	The Department anticipates these conversations to occur in the RFP phase. Forecasting PennDOT's credit needs is currently ongoing.
Industry Forum Presentation	Will PennDOT consider providing any additional capital toward this project?	PennDOT's intent is to contribute the land and provide limited background information such as the property survey and initial wetland delineation.
Industry Forum Presentation	Pertaining to the excess credits, are there any conflicts of interest for the State authority to participate with a private sector commercial operation?	No. Act 88 of 2012 allows for commercialization of transportation projects and sharing of revenues with PennDOT.

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Industry Forum Presentation	Are there any hazardous materials issues?	PennDOT has not conducted any environmental investigations beyond the preliminary wetland boundary delineation. The Department is not aware if hazardous materials exist on the site.
Industry Forum Presentation	Will the notes and sign-in sheet from today's Industry Forum be made available to attendees?	Yes.
General Question	Has PennDOT discussed the banking proposal with the IRT or has the IRT visited the Chalfont Mitigation Bank? Could you please share the IRT's initial analysis of the site? Should the site have suitability issues or is not approved by the IRT, will PennDOT consider an alternative site for bank development?	IRT is aware of the proposed banking project at Chalfont but has not performed an initial analysis. At this time, alternative sites are not being considered.

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RFQ Section	Question	Answer
General Question	During the Industry Forum, you mentioned the property included at least one encumbrance and PennDOT was still determining whether the property includes other encumbrances. Are there any additional encumbrances on the property? Can PennDOT provide a map and acreage of the sewer easement prior to the request for proposal (RFP) phase?	No easements aside from existing sewer lines are known. Wetland delineation efforts are currently underway along with identification of all legal property interest boundaries. A map of the information known to date is provided.
General Question	Will the Development Entity be subject to the Pennsylvania state prevailing wage and certified payroll criteria?	Yes. §9119(a)(2) public-private partnership agreements must comply with the Prevailing Wage Act.
General Question	During the Industry Forum, you mentioned PennDOT is seeking a Development Entity that can implement banking creativity across the 140-acres whether that be in the form of stream, wetland, and/or species mitigation. Does PennDOT have a species mitigation need within the Districts the Chalfont Mitigation Bank will serve? If so, what types of species offsets does PennDOT anticipate?	This can be further discussed during the one-on-one meetings during the RFP phase.

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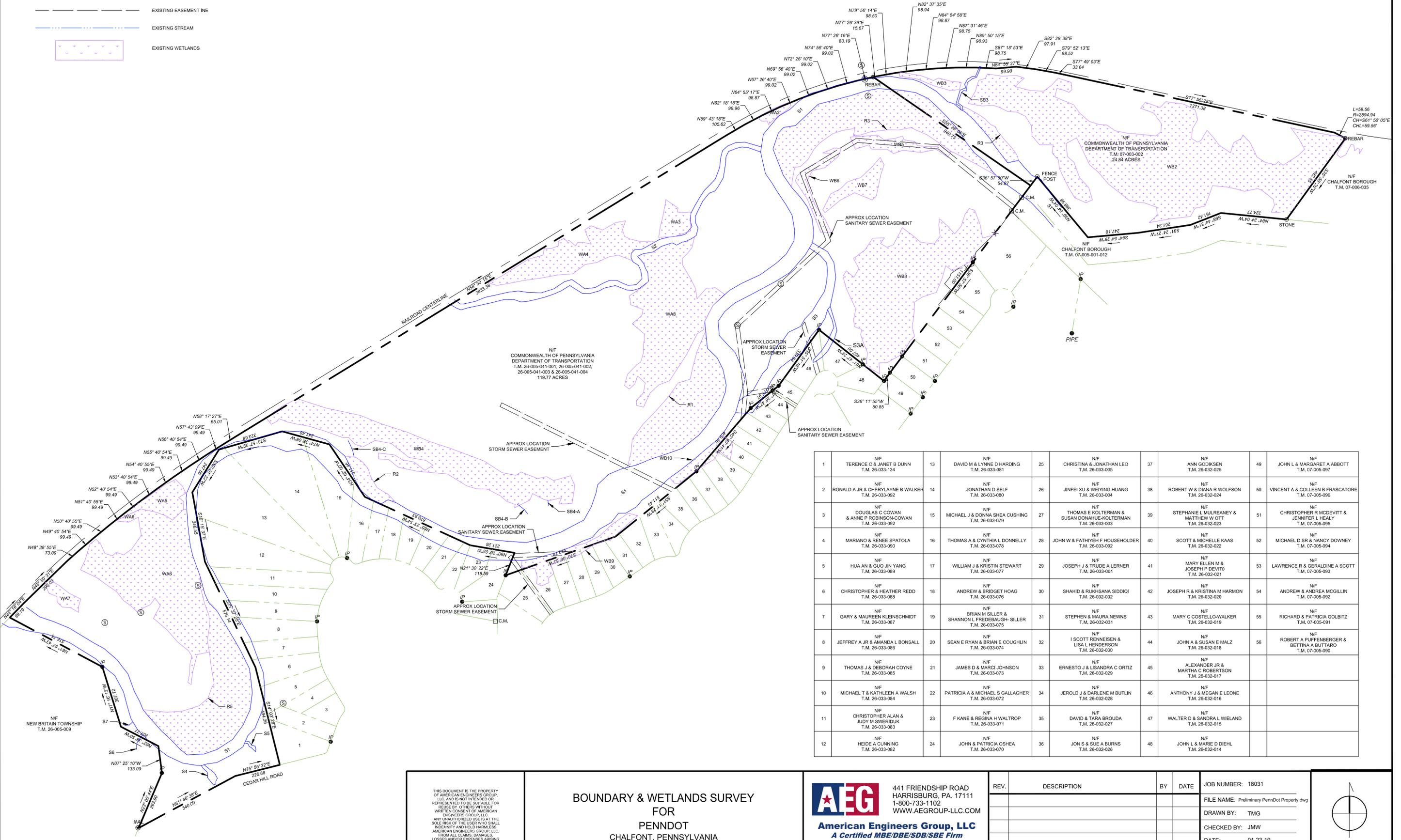
RFQ Section	Question	Answer
General Question	Is there baseline site information (including but not limited to a water resources delineation, cultural resources studies, etc.) that could be shared?	Wetland delineation efforts are currently underway along with identification of all legal property interest boundaries. A map of the information known to date is provided. PennDOT has not conducted any environmental investigations beyond the preliminary wetland boundary delineation.
General Question	Are there any documents or supporting data for encumbrances on the site for either private or public utilities?	A map of the information known to date is provided.
General Question	Does PennDOT have an estimate of anticipated impacts to wetlands and streams within Subbasin 2? And, can this information be shared?	Forecasting PennDOT's credit needs is currently ongoing. The Department anticipates these conversations to occur in the RFP phase.

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General Question	Could the list of attendees from the 12/18/18 Industry Forum be distributed?	This list has been posted on the website.
General Question	Dedicated Credits is defined in the RFQ as “The amount or percentage of total created credits or combination of credits where the aggregate market value is equivalent to the land appraisal value.” How will the land appraisal value be determined?	It will be determined by fair market value appraisal.
General Question	Has PennDOT presented the property (ie Draft Prospectus or Preapplication Meeting) to the IRT/regulators for feedback regarding the property’s potential for mitigation? If so, what were their comments?	IRT is aware of the proposed banking project at Chalfont. No documents or comments have been exchanged with the IRT.

Date: 01-23-2019 10:53am
 Model: M:\Projects\080317_P3_PennDOT\Survey\Drawings\Boundary\Property.dwg
 Plot: M:\Projects\080317_P3_PennDOT\Survey\Drawings\Boundary\Property.dwg

LEGEND	
	EXISTING BOUNDARY LINE
	EXISTING ADJOINER LINE
	EXISTING EASEMENT LINE
	EXISTING STREAM
	EXISTING WETLANDS



1	N/F TERENCE C & JANET B DUNN T.M. 26-033-134	13	N/F DAVID M & LYNNE D HARDING T.M. 26-033-081	25	N/F CHRISTINA & JONATHAN LEO T.M. 26-033-005	37	N/F ANN GODIKSEN T.M. 26-032-025	49	N/F JOHN L & MARGARET A ABBOTT T.M. 07-005-097
2	N/F RONALD A JR & CHERYLAYNE B WALKER T.M. 26-033-092	14	N/F JONATHAN D SELF T.M. 26-033-080	26	N/F JINFEI XU & WEIYING HUANG T.M. 26-033-004	38	N/F ROBERT W & DIANA R WOLFSON T.M. 26-032-024	50	N/F VINCENT A & COLLEEN B FRASCATORE T.M. 07-005-096
3	N/F DOUGLAS C COWAN & ANNE P ROBINSON-COWAN T.M. 26-033-092	15	N/F MICHAEL J & DONNA SHEA CUSHING T.M. 26-033-079	27	N/F THOMAS E KOLTERMAN & SUSAN DONAHUE-KOLTERMAN T.M. 26-033-003	39	N/F STEPHANIE L MULREANEY & MATTHEW W OTT T.M. 26-032-023	51	N/F CHRISTOPHER R McDEVITT & JENNIFER L HEALY T.M. 07-005-095
4	N/F MARIANO & RENEE SPATOLA T.M. 26-033-090	16	N/F THOMAS A & CYNTHIA L DONNELLY T.M. 26-033-078	28	N/F JOHN W & FATHYEH F HOUSEHOLDER T.M. 26-033-002	40	N/F SCOTT & MICHELLE KAAS T.M. 26-032-022	52	N/F MICHAEL D SR & NANCY DOWNEY T.M. 07-005-094
5	N/F HUA AN & GUO JIN YANG T.M. 26-033-089	17	N/F WILLIAM J & KRISTIN STEWART T.M. 26-033-077	29	N/F JOSEPH J & TRUDE A LERNER T.M. 26-032-001	41	N/F MARY ELLEN M & JOSEPH P DEVITO T.M. 26-032-021	53	N/F LAWRENCE R & GERALDINE A SCOTT T.M. 07-005-093
6	N/F CHRISTOPHER & HEATHER REDD T.M. 26-033-088	18	N/F ANDREW & BRIDGET HOAG T.M. 26-033-076	30	N/F SHAHID & RUKHSANA SIDDIQI T.M. 26-032-032	42	N/F JOSEPH R & KRISTINA M HARMON T.M. 26-032-020	54	N/F ANDREW & ANDREA MCGILLIN T.M. 07-005-092
7	N/F GARY & MAUREEN KLEINSCHMIDT T.M. 26-033-087	19	N/F BRIAN M SILLER & SHANNON L FREDERBAUGH-SILLER T.M. 26-033-075	31	N/F STEPHEN & MAURA NEWNS T.M. 26-032-031	43	N/F MARY C COSTELLO-WALKER T.M. 26-032-019	55	N/F RICHARD & PATRICIA GOLBITZ T.M. 07-005-091
8	N/F JEFFREY A JR & AMANDA L BONSALE T.M. 26-033-086	20	N/F SEAN E RYAN & BRIAN E COUGHLIN T.M. 26-033-074	32	N/F I SCOTT RENNEISEN & LISA L HENDERSON T.M. 26-032-039	44	N/F JOHN A & SUSAN E MALZ T.M. 26-032-018	56	N/F ROBERT A PUFFENBERGER & BETTINA A BUTTARO T.M. 07-005-090
9	N/F THOMAS J & DEBORAH COYNE T.M. 26-033-085	21	N/F JAMES D & MARCI JOHNSON T.M. 26-033-073	33	N/F ERNESTO J & LISANDRA C CORTIZ T.M. 26-032-029	45	N/F ALEXANDER JR & MARTHA C ROBERTSON T.M. 26-032-017		
10	N/F MICHAEL T & KATHLEEN A WALSH T.M. 26-033-084	22	N/F PATRICIA A & MICHAEL S GALLAGHER T.M. 26-033-072	34	N/F JEROLD J & DARLENE M BUTLIN T.M. 26-032-028	46	N/F ANTHONY J & MEGAN E LEONE T.M. 26-032-016		
11	N/F CHRISTOPHER ALAN & JUDY M SWERDLOK T.M. 26-033-083	23	N/F F KANE & REGINA H WALTROP T.M. 26-033-071	35	N/F DAVID & TARA BROUDA T.M. 26-032-027	47	N/F WALTER D & SANDRA L WIELAND T.M. 26-032-015		
12	N/F HEIDE A GUNNING T.M. 26-033-082	24	N/F JOHN & PATRICIA OSHEA T.M. 26-033-070	36	N/F JON S & SUE A BURNS T.M. 26-032-026	48	N/F JOHN L & MARIE D DIEHL T.M. 26-032-014		

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CHALFONT, PENNSYLVANIA**

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				FILE NAME: Preliminary PennDot Property.dwg
				DRAWN BY: TMG
				CHECKED BY: JMW
				DATE: 01-23-19
				REVISED:

SHEET NO.: 1