

CUMRU TOWNSHIP
REQUEST FOR PROPOSALS
DATA CENTER MULTIDISCIPLINARY TECHNICAL REVIEW
SERVICES

Ordinance No. 798 / Zoning Ordinance Section 605

Procurement Item	RFP Information
Issuing entity	Township of Cumru, Berks County, Pennsylvania
Issue date	September 21, 2026
Deadline for questions	October 2, 2026
Proposal due date	October 9, 2026 1:00pm
Submission method	Hard copies
Township contact	Terrence W. James, Township Manager 1775 Welsh Rd Mohnton, PA 19540 TJames@CumruTownship.org 610-777-1343
Anticipated authorization	October 20, 2026

Drafting note. Complete bracketed fields before issuance. The Township Solicitor should review the procurement procedure and final contract terms. This RFP does not create approval criteria beyond applicable law and Township ordinances.

1. Invitation and Purpose

The Township of Cumru invites proposals from qualified multidisciplinary engineering firms or consultant teams to provide independent technical review of proposed data center applications within the Data Center Overlay District. The selected consultant will work for and at the direction of the Township and may support the Township Engineer, Zoning Officer, Township Solicitor, Fire Chief, Planning Commission, and Board of Commissioners.

The engagement is intended to provide coordinated, technically defensible review of applicant plans, studies, calculations, and mitigation measures; identify material gaps or unsupported assumptions; distinguish conditional-use issues from later land-development, permitting, construction, and operating matters; and recommend technically supportable mitigation or conditions tied to applicable requirements.

The Township may retain one prime consultant, authorize only selected disciplines, or retain additional specialists. Work will be performed only after written Township authorization.

2. Background and Governing Requirements

Cumru Township enacted Ordinance No. 798 on April 21, 2026, establishing Zoning Ordinance Section 605 and the Data Center Overlay District. Data centers are permitted by conditional use within the district and are subject to technical standards addressing site design, noise, utilities, water and sewer, electric supply, environmental impacts, emergency management, hazardous materials, decommissioning, and facility specifications.

The consultant shall apply the current versions of Ordinance No. 798, Section 605, the Township Zoning Ordinance, SALDO, other applicable Township ordinances and codes, applicable federal and Pennsylvania requirements, relevant permits and utility standards, identified NFPA standards, and any Township-approved review protocol or application-specific professional-services agreement provided by the Township.

3. Scope of Services

The Township may authorize any combination of the following tasks. The consultant shall coordinate disciplines, avoid duplicating the Township Engineer or other reviewers, and promptly identify any issue requiring legal interpretation by the Township Solicitor.

3.1 Initial Review and Application Management

- Review applicable Township requirements and participate in a pre-application conference when requested.
- Inventory submitted materials and prepare a concise gap memorandum identifying missing information, inconsistencies, unsupported assumptions, unresolved design parameters, and issues material to the conditional-use record.
- Identify the stage at which each issue should be resolved: conditional use, land development, permitting/construction, or post-occupancy.
- Maintain a consolidated comment log through revised submissions and flag changes that require renewed review by another discipline.

3.2 Acoustics and Vibration

- Review baseline measurements, receptor locations, modeling methods, source data, meteorological assumptions, cumulative phases, tonal or low-frequency considerations, and anticipated sound from generators, cooling systems, transformers, substations, and other equipment.
- Evaluate proposed barriers, enclosures, equipment locations, operating scenarios, compliance margins, vibration controls, commissioning, as-built testing, monitoring, complaint investigation, and corrective-action triggers.

3.3 Water, Wastewater, and Hydrogeology

- Evaluate average, maximum-day, peak, consumptive, and cooling-water demand; sources; conservation and reuse; drought resilience; and public or private water and sewer capacity documentation.
- Review any withdrawal study, testing, monitoring, drawdown and recovery data, cumulative impacts, water quality, existing wells and surface waters, wastewater characteristics, and proposed mitigation or monitoring.

3.4 Electric Power and Utilities

- Review electrical demand, phasing, utility capacity and interconnection documentation, substations, transmission or distribution improvements, redundancy, reliability, and impacts directly attributable to the project.
- Review normal and backup generation, operating and testing scenarios, fuel storage, emissions interfaces, utility routes, easements, capacity constraints, off-site improvements, third-party approvals, and mitigation.
- Coordinate conclusions with acoustical, environmental, fire, emergency-response, and hazardous-materials reviews.

3.5 Environmental Impacts

- Review the applicant's environmental study, methodology, baseline conditions, source data, cumulative impacts, and proposed mitigation.
- Evaluate identified impacts involving groundwater, surface waters, air, soil, wetlands, stormwater, adjacent properties, emissions, odor, smoke, dust, heat, glare, spills, contaminants, and natural resources.
- Identify documented permit status and recommend prevention, monitoring, inspection, and reporting measures tied to applicable requirements.

3.6 Fire Protection, Emergency Response, Hazardous Materials, and BESS

- Coordinate with Township fire and emergency personnel regarding site access, apparatus circulation, hydrants, suppression, ventilation, containment, evacuation, continuity, and responder safety.

- Review emergency and hazardous-material plans, applicable identified NFPA standards, fuel and chemical inventories, BESS design and chemistry, thermal-runaway controls, shutdown, spill prevention, secondary containment, reporting, waste handling, training, drills, inspections, and recordkeeping.

3.7 Site, Screening, Systems, and Decommissioning

- Review assigned matters involving equipment placement, setbacks, buffers, berms, visual and audible screening, sight lines, substations, height, open space, impervious cover, and phasing.
- Review evidence offered for Uptime Institute Tier III or an equivalent standard when requested.
- Evaluate performance envelopes for later equipment substitutions and the technical basis for decommissioning, removal, environmental closure, and continuing monitoring.

3.8 Revised Submissions, Hearings, and Later-Stage Review

- Review applicant responses and revised materials; identify open, partially resolved, resolved, superseded, or withdrawn comments.
- When authorized, review land-development, permit-stage, commissioning, as-built, monitoring, and corrective-action materials for consistency with approvals and applicable requirements.
- Attend meetings and public proceedings, prepare concise exhibits or presentations, and provide qualified technical testimony when requested.
- Preserve supporting workpapers, calculations, correspondence, and source materials.

3.9 Optional Fiscal-Impact Review

If separately authorized, review assumptions regarding assessed value, tax revenue, employment, infrastructure demand, public-service costs, incentives, phasing, and sensitivity cases. Fiscal conclusions must be separated from ordinance-compliance findings and may not be treated as an approval criterion unless the Township Solicitor identifies applicable authority.

4. Work Product Standards

The consultant shall provide only the deliverables authorized for a task. Deliverables should be concise, coordinated, and suitable for the Township record. As applicable, they shall include:

- An initial document inventory and gap memorandum.
- Discipline review letters that identify the applicable requirement, evidence reviewed, analysis, limitations, finding, requested response, proper review stage, and proposed mitigation or condition where appropriate.
- A consolidated memorandum identifying material conclusions, unresolved issues, cross-discipline conflicts, and decision-critical items.
- A comment disposition log for revised submissions.
- Hearing exhibits, presentations, testimony support, or later-stage consistency reviews when authorized.
- Invoices identifying the application, task, discipline, professional, date, hours, rate, amount, and purpose.

5. Coordination, Independence, and Communications

- Work solely at the direction of the Township's designated project manager and integrate with, rather than duplicate, the Township Engineer and other Township reviewers.
- Document substantive communications and communicate with the applicant or its professionals only as authorized by the Township.
- Disclose actual, potential, and apparent conflicts involving the Township, applicant, owner, developer, operator, utility, financing party, material vendor, or project professional. The consultant may not advise both the Township and applicant on the same project.
- If subcontractors are used, the prime consultant remains responsible for coordination, quality control, schedule, invoices, and deliverables.
- Direct all procurement questions to the contact on the cover page. Proposers shall not contact individual Commissioners, Planning Commission members, Township staff, consultants, or project parties concerning this procurement unless authorized. Material changes will be issued by addendum.

6. Proposal Requirements

Proposals should be concise and organized in the following order:

Section	Required Information
1. Cover letter	Legal name, address, contact, authorized signature, and proposal validity period.
2. Qualifications and experience	Firm and subcontractor qualifications; Pennsylvania licenses or credentials; comparable data center, utility-intensive, industrial, energy, or municipal review experience; public-hearing experience; and references.
3. Proposed team	Named project manager and discipline leads, roles, office locations, resumes, availability, and identification of any subcontractors.
4. Technical approach and work plan	Approach to authorized disciplines, validation, coordination, quality control, revised submissions, hearings, and avoidance of duplicative review.
5. Conflicts and claims	Complete conflict disclosure and any material professional claims, disciplinary matters, contract terminations, or litigation during [INSERT PERIOD], with disposition.
6. Fee proposal	Hourly rates, estimated hours and cost by task or discipline, meeting and hearing rates, expenses, subcontractor markups, escalation assumptions, optional fiscal review, and any proposed not-to-exceed amounts.
7. Contract and insurance	Specific exceptions to the RFP or proposed agreement and available insurance limits.
8. References and samples	Reference contacts and redacted samples of comparable review letters, gap memoranda, comment logs, or hearing materials.
9. Required forms	All Township forms and acknowledgement of addenda.

7. Selection and Contracting

The Township intends to select the proposal offering the best overall value and technically defensible support, not necessarily the lowest price. The Township may consider relevant experience, qualifications and availability of key personnel, technical approach, coordination and independence, hearing support, fee structure, references, and contract exceptions. The Township may interview firms, request clarification, verify references, negotiate scope and fees, make a partial or multiple award, reject any or all proposals, or make no award, to the extent permitted by law.

The selected consultant may perform work only after written Township authorization and may not exceed an authorized scope or budget without written approval. The final agreement will address insurance, indemnification, ownership and use of work product, confidentiality and public-record obligations, cybersecurity, record retention, audit access, key personnel, termination, dispute resolution, governing law, and related terms as approved by the Township and reviewed by the Township Solicitor. Compensation may not be contingent on project approval, denial, value, applicant expenditure, or corrective-work volume.

8. Proposal Submission and Reservation of Rights

- Submit one hard copy in the format stated on the cover page.
- Label the submission “Data Center Multidisciplinary Technical Review Services.”
- Submit fee information in a sealed envelope.
- Proposals must be received by the stated deadline and remain valid for sixty (60) days.
- The Township is not responsible for proposal preparation, delivery, interview, negotiation, or other procurement costs.

The Township reserves rights available under applicable law, including the right to amend, postpone, cancel, or reissue this RFP; reject proposals; request supplemental information; investigate qualifications; negotiate with one

or more firms; modify or partially award the scope; and terminate negotiations. Issuance of this RFP does not obligate the Township to award a contract or authorize work.

Appendix A. Proposal Checklist

- ☐ Signed cover letter
- ☐ Qualifications, comparable experience, and references
- ☐ Proposed team and resumes
- ☐ Technical approach and work plan
- ☐ Conflict and claims disclosures
- ☐ Fee proposal and rate schedule
- ☐ Contract exceptions and insurance information
- ☐ Sample work products
- ☐ Addenda acknowledged
- ☐ Required Township forms