



Allies & Ross
Management and Development Corporation
200 Ross Street
Pittsburgh, PA 15219

412-456-5000

June 26, 2019

**Allies & Ross Management and Development Company
RFP #2019-28**

**Phase I Environmental Site Assessment and Update for the Manchester
Neighborhood**

ADDENDUM NO. 1

This addendum issued June 26, 2019 becomes in its entirety a part of the Request for Proposals, RFP #2019-28 as is fully set forth herein:

Item 1: Q: What level of reporting is required for cultural resource/historic evaluation? i.e., SHPO OR intensive level survey?

A: The selected firm is not required to directly provide any report to SHPO for cultural resource/historic evaluation.

Item 2: Q: Are the hours and categories of service on the proposal sheet fixed? Or should we add, for example CADD, radon, lead, water testing, etc.?

A: The hours and categories of service on the Fee Sheet are not fixed. Please add the hours and categories of service that your firm requires in order to complete the scope of work.

Item 3: Q: Should the cost of testing for all items in Attachment O be included in this proposal? Or with the number of samples be determined now, with an add on later once the exact number of samples is known?

A: The cost of testing for all items in Attachment O should be included in the proposal.

Item 4: Q: Is the section 3 requirement mandatory, or is it based on availability of technical personnel for professional services?

A: Any bid or proposal received from a contractor that does not contain a Section 3 Opportunities Plan or certification and back-up documentation acceptable to ARMDC may be deemed non-responsive by ARMDC.

Item 5: Q: What are the anticipated access restrictions and securing requirements for doing the physical site inspections? Is there a designated supervisor to accompany field personnel and provide access?

A: **ARMDC staff will be available to provide access for physical site inspections, which will be planned and coordinated prior to the site visits.**

Item 6: Q: Are the parcels being demolished or are they part of Preservation Development?

A: **Parcels 1-56 (owned by HACP) listed in Attachment K will not be demolished, but will undergo rehabilitation. The current action for the remaining Parcels 57-82 has not yet been determined; though, please provide the cost of performing the testing in Tab 17 for all parcels.**

Item 7: Q: Does Form 4128 and the Sample Field Notes Checklist (SFNC) need to be prepared for each parcel or for the project as a whole?

A: **For each parcel.**

Item 8: Q: For the evaluation of the Proposed Fee, are the Unit Rates the basis of the evaluation? Or is it the total fee?

A: **The fees will be evaluated by the Chief Financial Officer and/or designated staff; all will be considered.**

Item 9: Q: Is the total fee on Attachment K used in the final Contract? If so, does this total fee include future updates to the Phase I reports?

A: **Yes, the total fee will be the not-to-exceed amount of the executed Professional Services Contract. The total fee for the Contract should include one future update to the Phase I ESA reports.**

Item 10: Q: Will offerors with no past HACP/ARMDC experience be rated negatively?

A: **No.**

Item 11: Q: If the prime respondent is an MBE, do MBE/WBE subcontracting goals apply?

A: **Yes. A certified MBE is still expected to participate in the goal of 10% WBE participation as well as a certified WBE is still expected to participate in the goal of 25% MBE participation.**

Item 12: Q: How do I get access to the Pre-Conference Meeting sign in sheet for Gualtari Manor HAZ-MAT abatement 600 20-19?

A: **The Pre-Submission Meeting Sign-in Sheet is available for viewing and download on our website www.hacp.org.**

Item 13: **Q:** First, thank you for the opportunity to submit a bid for this project. I did have one question or perhaps recommendation. In the pre-submission meeting, it was mentioned that the final report would be one big report. For the 82 properties listed in the bid specs, that would be a very large report, potentially 4000+ pages. I would recommend that each address receive individual attention with an ESA, an ACM report, a Lead Report, a Mold report, a radon report...etc. This will make things easier on your end down the road. For example, the Allegheny County Health Department is going to want to have an asbestos report before they grand a demo permit, you are going to want to have that ready to give them and not as part of a larger report. You will also need to give an asbestos or lead report to an abatement company if necessary. Having these reports separated by address and type will benefit you all the way around. Please let me know if this is a direction you want the project to go. You would be getting (for each address) a set of reports, rather than one very large difficult to use report for all 82 properties.

A: **After consideration, ARMDC would prefer that the Phase I ESA should be provided as separate reports for all 82 properties rather than one combined report. All other reports required as a part of this solicitation should be provided as separate files.**

Item 14: **Q:** I just wanted to clarify for the MBE/WBE Participation Plan, if our proposal achieves the 25% MBE & 10% WBE minimum threshold, do we still need to additionally send out and include "best efforts" letters to 10 MBEs and 10 DBEs?

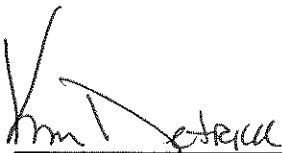
A: **The "best efforts" are for those firms unable to reach the goals percentage. If after reaching the goal percentages, an Offeror may choose to continue to find more M/WBE partners to exceed the goals.**

Item 15: **Q:** Is this considered a "Preservation development"? If so, it will require both the "Project Capital Needs Assessment" and "Energy Audit" in accordance with PHFA Tab 34, so I just want to confirm. According to PHFA Tab 34, a preservation development is any currently-occupied residential housing development and is not limited to applicants seeking Tax Credits through the Preservation Preference outlined in the Allocation Plan.

A: **The selected firm is not required to complete a Project Capital Needs Assessment or Energy Audit for this development.**

Item 16: The Proposal due date, time and location remain unchanged at July 10, 2019 at 11:00 a.m., at HACP Procurement Dept., 100 Ross St. 2nd Floor, Suite 200, Pittsburgh, PA 15219.

END OF ADDENDUM NO. 1



Mr. Kim Detrick
Agent

626-19
Date