



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

412-456-5000

**September 24, 2019**  
**Allies & Ross Management and Development Company**  
**RFP #2019-28-REBID**

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

**ADDENDUM NO. 1**

This addendum issued September 24, 2019 becomes in its entirety a part of the Request for Proposals, RFP #2019-28-REBID as is fully set forth herein:

**Item 1: Q:** On page 5 of the RFP, mold inspection and testing is requested, but in Section 0, mold testing is not requested. Can you please specify what the RFP is seeking related to mold?

**A:** Requests made in Section II Scope of Services are required.

**Item 2: Q:** Does ARMDC prefer one comprehensive report per property that includes a Phase I/report for all hazardous materials, or a Phase I report along with 5 additional separate hazardous material reports?

**A:** ARMDC prefers one Phase I ESA report per property. Oppositely, the five hazardous materials reports should not be completed for each property; rather, each of the five separate reports can include all properties.

**Item 3: Q:** The RFP requires consultant to complete the HUD Form 4128 and the associated Sample Field Notes Checklist. Per HUD, the online system HEROS has replaced the HUD Form 4128 as of May 31, 2016. The current protocol is to complete the Part 50 Environmental Assessment form and either attach the HEROS forms and associated documentation or enter them directly into the HEROS database if access is provided by HUD. Will the consultant be required to complete both the 4128 form and the Part 50 EA form/HEROS worksheets?

**A:** Please disregard any reference to the submission of HUD Form 4128 and Sample Field Notes Checklist; it is no longer required.

**Item 4: Q:** It appears the intent of Allies & Ross Management is to renovate 56 residential structures in the Manchester Neighborhood, will asbestos surveys be required for all 56 properties, or only the 11 pre-1978 properties?

**A:** Asbestos surveys will be required for all 56 properties.

**Item 5: Q:** Does Addendum 1 from the first RFP also apply to the current RFP REBID (attached)?

**A:** **No, Addendum 1 applies to a separate RFP.**

**Item 6: Q:** Does the person taking the sample for lead in water need to be a PA DOLI licensed Lead Inspector?

**A:** **Yes.**

**Item 7: Q:** Are the 80 days considered business days or calendar days?

**A:** **80 calendar days.**

**Item 8: Q:** Are there 56 basements that will need radon tests, or are there additional basements in the multi-unit properties that will also need additional radon tests? How many basements are there total?

**A:** **There are 50 total basements; 6 shared basements.**

**Item 9: Q:** Are any of the forms from pages 16 – 43 of the RFP supposed to be signed and included with the proposal? It's really very confusing because those forms seem like the kind that would have to be signed after award, but Page 16 of the proposal (Attachment A) reads "Shaded areas of the contract and Contract Exhibits must be filled out and contract returned with the proposal."

**A:** **Yes. They must be included in the proposal, as requested.**

**Item 10: Q:** If so, can you please explain who is supposed to be signing Exhibit D, Certification Regarding Lobbying?

**A:** **An authorized signatory of the proposing firm.**

**Item 11: Q:** If there were any additional forms that needed to be signed, why was this information not included in pages 8-12 "Content of Response Documents," which indicates numerous other forms that are required to be included for the proposal?

**A:** **All information requested in the RFP to be included in the firm's proposal is required, and is not limited to only one section ("Content of Response Documents").**

**Item 12: Q:** Also, the RFP confusingly states on Page 26, outside of the section wherein the details for the proposal are outlined, that the proposal should include "Contract Work in Progress" and "Related Hazardous Material Experience." I'm just confused why this was not identified on pages 8 - 12 "Content of Response Documents." Is the above an oversight? Is it applicable to this RFP? Please advise.

**A:** **Please refer to the response to Item 11.**

**Item 13: Q:** Is lead-in-drinking water testing needed for all buildings or just the older ones (e.g., pre-1978)?

**A:** **Lead in drinking water testing is required for all buildings.**

**Item 14:**     **Q:**     Do Noise Studies need to be performed for all properties?  
              **A:**     **This Phase I Environmental Site Assessment and Update must comply with the ASTM E1527-13 “Standard Practice for Environmental Site Assessments” in regard to Noise Analysis requirements.**

**Item 15:**     **Q:**     For Section 3 Participation, it was mentioned in the pre-proposal meeting that pages 51 and 54 must be completed. If we are not selecting Tier 1 – Hiring, do we still need to fill out page 51?

**A:**     **Yes, please update Existing staff for this project.**

**Item 16:**     **Q:**     For Section 3 Participation, if we select Tier III, item 4, do our subconsultants also need to comply?

**A:**     **Yes**

**Item 17:**     **Q:**     Scope of Work – Please confirm that we need to not only provide a separate ESA for each property but also a separate report for radon, lead, mold, ACM, and lead-in-water for each property; or six (6) separate reports per property?

**A:**     **No, the selected firm will not need to provide six separate reports for each property. Please refer to the response to Item 2.**

**Item 18:**     **Q:**     Attachment K – Can this form be modified/expanded with respect to the classifications list? Can HACP provide this to the bidders in a word or excel format?

**A:**     **No.**

**Item 19:**     **Q:**     Attachment N - Does HACP want one specific sound value generated for each site report that will be compared to the acceptable criteria?

**A:**     **Please refer to the response to Item 3.**

**Item 20:**     **Q:**     Attachment O - The scope of work indicates that the Environmental Site Assessment should include services associated with Tab 34, which is the Project Capital Needs Assessment & Energy Audit. However, the scope also indicates “The selected firm is not required to complete a Project Capital Needs Assessment or Energy Audit for this development.” The two statements appear contradictory. Are there elements of Tab 34 that should be included such as Section 4 (i.e., laboratory testing results for the presence of radon, lead in domestic water, lead based paint, where applicable, and asbestos, where potential asbestos containing materials exist.), while everything else in Tab 34 is excluded?

**A:**     **Tab 34 is a supplemental attachment to all of the requirements described in Section II Scope of Services. ARMDC will use the reports provided by the selected firm for use in the future submission of a Physical Capital Needs Assessment; therefore, the firm must meet the minimum testing requirements identified in Tab 34.**

**Item 21:**     **Q:**     Please confirm that we are not required to directly provide any report to SHPO for the cultural resource evaluations, as was indicated in the previous RFP addendum#1.

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

**Item 22: Q:** For the Fee Sheet, do subconsultants need to work on a time and materials basis like the prime bidder or can subs be on a lump sum basis under reimbursables?

**A:** Subconsultants do not need to work on a time and materials basis.

**Item 23: Q:** The RFP states "Contract Work in Progress - Provide a listing of up to ten projects/contract work currently in progress by the Offeror and/or the entities that comprise the Offeror, to include at a minimum, etc." Do we need to provide this as it's not listed in the Content of Response Documents? If so, where should we list these 10 projects?

**A:** Yes. The information requested in this RFP must be provided. The firm can list these projects within the firm's proposal.

**Item 24: Q:** HUD noise impact analysis is required for all new construction and major rehabilitation to determine if the land use(s) are impacted and require mitigation consideration. For this proposal, we are assuming that the properties will fall in 1 of the 2 categories. These properties will then be categorized into Acceptable, Normally Unacceptable and/or Unacceptable sound level zones per HUD requirements. Please confirm that at minimum, major rehabilitation is being assumed by the Authority.

**A:** Please refer to the response to Item 3.

**Item 25: Q:** Is repair required following ACM sampling (walls, floors, ceilings, etc.) and if so, to what standard?

**A:** ARMDC's preference is for the selected firm to perform sampling in inconspicuous areas and minimize the disturbance caused by the sampling activities where possible. For any samples taken from the building envelope (walls, roofs, etc.), the selected firm must repair areas that are disturbed to a weather-tight condition; otherwise, any disturbed areas should be left in intact and safe conditions.

**Item 26: Q:** Are there any requirements for the Phase I Update outside of ASTM E 1527-13, Section 4.6?

**A:** The Update must also meet the requirements of Tab 17 and Tab 34.

**Item 27: Q:** Is the period of performance 80 calendar days or week days?

**A:** Please refer to the response to Item 7.

**Item 28: Q:** How many units are within the 56 properties?

**A:** 86 total units.

**Item 29: Q:** How much lead time will we have to access units, and will we just have one time access?

**A:** The selected firm will have access to the units upon the issuance of the Notice to Proceed. One-time access is preferred so as to minimize the impact to the residents; however, in the case where this is not feasible, access can be coordinated.

**Item 30: Q:** Can we assume access to units will be week days between 8 am and 5 pm?

**A:** Yes.

- Item 31:**     **Q:**     Will a ARMDC or HACP representative be present during site visits/sampling?  
              **A:**     **Yes.**
- Item 32:**     **Q:**     Can we be provided with an example report from a previous and similar effort?  
              **A:**     **No.**
- Item 33:**     **Q:**     Are draft or final reports due within 80 days?  
              **A:**     **Final reports.**
- Item 34:**     **Q:**     Can we expect review and comments on reports, and if so what is the expected turnaround?  
              **A:**     **Yes, approximately two weeks. This review time will not count against the 80 calendar days deadline.**
- Item 35:**     **Q:**     How soon will properties be available for site visits/sampling from notice to proceed?  
              **A:**     **The properties can be available for site visits approximately one week from the issuance of the Notice to Proceed.**
- Item 36:**     **Q:**     How many of the units are occupied?  
              **A:**     **Approximately 95% of the units are occupied as of the date of the issuance of this addendum.**
- Item 37:**     **Q:**     Is the WBE/MBE participation requirement met if the prime consultant is a registered WBE or MBE?  
              **A:**     **No. If a prime is a certified MBE they must try to meet the WBE goal or vice versa.**
- Item 38:**     **Q:**     Can the proposal submittal deadline be extended by one week?  
              **A:**     **Please refer to Item 39.**
- Item 39:**     The proposal due date has been changed to October 4, 2019, time and location remain at 11:00 a.m., at HACP Procurement Dept., 100 Ross St. 2<sup>nd</sup> Floor, Suite 200, Pittsburgh, PA 15219.

**END OF ADDENDUM NO. 1**



Mr. Kim Detrick, Agent



Date