



# ANSWERS TO QUESTIONS FOR

## REQUEST FOR QUALIFICATIONS

## ENVIRONMENTAL CONSULTANTS

*Phase I Environmental Assessments, Phase II Environmental Assessments, BEA Reports, ACM/Hazardous Materials Survey & Report, Lead Based Paint Survey & Report, Brownfield Plan Development*

### RFQ-CASE-20-005

May 18, 2020

- 1) Can you forecast the type of activity we can expect to see for all categories going forward?
  - a) *Unfortunately, we cannot predict the future need for any of the categories. Since we compiled the previous list in 2018, we requested pricing for:*
    - i) *Phase I and II; ACM/Hazardous Materials Survey and Report; Air/Visual Clearance.*
    - ii) *Two projects as Phase I only.*
    - iii) *Two projects with ACM/Hazardous Materials Survey and Report; Air/Visual Clearance; demolition site supervision.*
  
- 2) The RFQ provides 3 scenarios on Page 9 for Phase I, ACM Hazardous Material Survey and Development of Act 381 Work Plan and a cost table for Demolition/Site Supervision on page 5. That covered 4 of the 8 services. Question: With respect to the Price Proposal how would the SLBA like costs presented for the remaining 4 services?
  - a) *We are using these three scenarios only to evaluate a typical project's pricing structure. You may present your Price Proposal in whatever manner you think best presents your information and complies with this RFQ's requirements.*
  
- 3) Can two environmental firms partner and submit a single application package to provide a broader range of expertise?
  - a) *There is no need to do this as we are selecting qualified consultants in each category, and not as a whole. For instance, if one firm only performs ACM/Hazardous Materials Survey and subsequent clearances, that is the only area we would evaluate them on. There are no expectations that everyone will be able to meet requirements for all categories.*
  
- 4) Will there be a limit to the number of consulting firms that are selected? If so, what is the expected number? Will qualified firms that respond to the RFQ during subsequent quarters be added if the limit has been met?
  - a) *No, we are not anticipating limiting the number of firms selected since anyone can submit their qualifications during the next two years for review. However, we will limit the qualifying firms to those firms whose Joint Evaluation Committee score on their technical proposal evaluation is 80% or better.*
  
- 5) Once the preferred list of consultants is set, will project RFP's be issued to all consultants or will a subset be chosen to bid on projects? If the latter, what will be the criteria for selecting firms for bid opportunities?
  - a) *A subset of consultants may be utilized based on geographical parameters. If there are too many consultants in a category to make it feasible to request pricing from all, we may utilize a rolling list. A subset may also be chosen based on the parameters of the project – for instance, if we need a Phase I, II, ACM Survey and Clearance, we will request pricing from those consultants that qualify for ALL these areas. This ensures consistency on a project.*

- 6) If a consultant is awarded a project through a competitive bid process and successfully completes the work to the satisfaction of the Land Bank Authority, will all subsequent work for that site be competitively bid as well?
- a) *We will request pricing for all expected work on the entire project (i.e. Phase I, II, and ACM/Hazardous Materials). We will award to one firm, barring any complicating factors, the work for the entire project. That said, there are some cases where we may already have available parts of the overall environmental studies needed and it would be our desire to use those.*
- 7) An affirmative determination for non-liability of a BEA is requested. EGLE does not affirm BEAs any longer. We are requesting confirmation that the BEAs should be submitted using EGLE's current submittal process, which involves receiving a BEA acknowledgement letter for your file, but not an affirmation letter?
- a) *You are correct, this procedure has changed and it was not updated in our RFQ. We will follow all current EGLE processes and requirements.*
- 8) Section I.B "deliverables" – This indicates several paper copies of reports are required, as well as a pdf copy. We see later in the RFQ that there are three scenarios in which example reports are requested. Please confirm paper pdfs copies of examples reports for Section I.B are not required to be submitted in the RFQ response, with the exception of examples submitted as part of the scenarios requested?
- a) *"Deliverables" only apply to work that we will be contracting for. The sample reports you supply as part of the RFQ do not need to be on paper.*
- 9) If we are to submit a sample report for each of the Scenarios presented for the Fee Schedule and you wish for each file we email to be less than 15MB, what if any attachments typical for those reports do you need to see appended?
- a) *We would not need to see laboratory reports. We are concerned with seeing your work. Some firms have in the past been able to provide a link to larger documents that we can then access from such applications as Google Drive. We can also accept multiple emails with portions of your submission. We limit it to 15MB so that your email is not rejected by the State of Michigan's email system.*
- 10) Can you please provide or direct us to where we can obtain the 6.7 table mentioned on page 8 of the RFQ?
- a) *The table is on Page 5, Section I.B.7.*
- 11) Are there any advantages to responding to each area (e.g., Phase I ESA, Phase II ESA, hazardous materials assessment)? For example, if a Phase II ESA opportunity came up would the project manager see a larger score for a qualified consultant who also submitted qualifications for hazardous materials assessment?
- a) *Please respond to all of the areas for which you wish to be considered. We will select qualified consultants to appear on the list based on the scoring of their qualifications. As projects arise, we will request project-specific quotes based on project parameters. See answer #6 for more information.*
- 12) Article III Compensation Information does not include specific payment terms. Can we add the following to this section: "Contractor will receive payment within 30 days of receipt of invoice, unless otherwise mutually agreed."?

*a) This negotiation would take place at time of award, not during the qualification phase.*

13) Section J Termination states that the Contractor acknowledges that SLBA's performance of its payment obligation is dependent upon the continued approval of funding and/or the SLBA's continued receipt of State funding. How can we verify that SLBA has funding approval and/or continued receipt of State funding for a given project? Is this verified prior to SBLA issuing written authorization to proceed on a project?

*a) This is part of our contract and would be discussed at time of award. The SLBA would not proceed on a particular project without funding in place, however, funding of state agencies is always subject to change as described in the contract.*

14) Can the terms and conditions be slightly modified? Specifically, in Section Q Indemnification and Contractor Liability Insurance:

*a) This negotiation would take place at time of award, not during the qualification phase.*