



**Environmental Consulting RFP  
The Poplar – 2615 Eagle Avenue  
Addendum #1: Questions & Answers**

**Please be advised that the submission deadline has been extended from May 17, 2024 to May 20, 2024 at 4:00 p.m. Pacific Time.**

Below is the complete list of questions received and answered during the live Q&A session held on May 6, 2024.

Site and Project Information

- 1. Question: Are there existing underground storage tanks at the property?**  
**Answer:** To our knowledge, the former gasoline underground storage tank was removed from the site in 1991 and may have leaked. Please refer to the environmental reports for additional information about known conditions.
- 2. Question: Can a plan view/map of the proposed Poplar project be provided?**  
**Answer:** The site plan for the project is not yet available. AHA has an active procurement for the project architect. We assume the site can support a 40-50 unit 3-to-4 story building based on the initial massing studies.
- 3. Question: Has AHA already been awarded for the ECRG grant?**  
**Answer:** Yes, we received Round 2 funding. We expect the selected consultant to begin work in June 2024 or as early as feasible.
- 4. Question: Has AHA discussed a regulatory path forward with the Water Board?**  
**Answer:** Once the environmental consultant is selected, AHA will schedule a meeting with the San Francisco Bay Regional Water Quality Control Board (RWQCB) to determine the appropriate regulatory path forward for the site. The goal is to fully remediate the site.
- 5. Question: What is the approximate time frame for site demolition?**  
**Answer:** Timing for site demolition is to be determined and may depend on the regulatory path forward.
- 6. Question: Has any additional sampling occurred since the March 2022 report?**  
**Answer:** No.



**7. Question: Is there an oversight agreement with a lead agency? If so, which agency?**

**Answer:** Not yet. AHA is working to execute a Cost Recovery Agreement with the RWQCB.

**8. Question: Has any regulatory agency commented on the work performed to date? If so, can we review those comments?**

**Answer:** RWQCB has not provided comments on the work completed to date.

**9. Question: Have any mitigation measures been developed based upon the work performed so far?**

**Answer:** The site must be fully remediated, not mitigated. The selected environmental consultant is expected to perform site investigation and pilot testing, then propose appropriate remedial measures for consideration by AHA and RWQCB.

**10. Question: Has any asbestos or lead sampling been performed as recommended in the Phase I documents?**

**Answer:** No, this scope is still required.

### Scope of Work

**11. Question: Has a Phase I and Phase II been done? Can you send me a copy of the reports?**

**Answer:** A list of the reports available can be found in Exhibit E of the RFP. Please email Jenny Wong at [jwong@alamedahsg.org](mailto:jwong@alamedahsg.org) with a copy to Sarah Raskin at [sraskin@alamedahsg.org](mailto:sraskin@alamedahsg.org) to be added to the SharePoint folder to access the files.

**12. Question: Are you only looking for environmental consulting or does the bid need to include full remediation services such as site testing and soil excavation?**

**Answer:** AHA is seeking proposals for a qualified and experienced environmental consultant that can provide services from site testing through site cleanup and case closure. Proposers are encouraged to help us determine the appropriate scope of services based on known conditions, their experience with the regulatory agency, and expertise related to our goal of fully remediating the site. Exhibit D of the RFP includes a list of potential services and documents that may be needed, and we are seeking to evaluate comprehensive proposals. Proposer fees must reflect the reasonably expected services based on their evaluation of the supplemental project documents. The actual work performed will be completed in phases and may evolve based on site testing results and RWQCB regulatory requirements for the project.



**13. Question: Descriptions of the Scope of Service in Exhibit D are general. Per the publicly available information for the Poplar site on Geotracker, the site has not been fully characterized and follow-up scope of work for investigations and remediation would depend on agency requirements and findings from subsequent investigations. As such, it would not be feasible to populate the example pricing table in Attachment B of the RFP, where the example table asks for proposed fixed fees for scope that are currently not well defined. How does AHA want the “Part 8 – Cost Analysis and Budget for Primary Services” of the proposal be prepared?**

**Answer:** Please refer to the response to Question 12.

**14. Question: Are you anticipating additional work items beyond the items listed under 8.a in the ECRG application?**

**Answer:** Yes, the ECRG Round 2 funding awarded to the project only covers site investigation costs. We are required to do full site cleanup. We hope to be ready to apply for ECRG Round 3 funding in October 2024, which will cover site cleanup costs.

**15. Question: For lead and asbestos testing identified under exhibit D scope of services, is demolition-level regulated building materials testing anticipated?**

**Answer:** Yes, the site will require lead and asbestos testing for demolition purposes. Please include costs for this scope in your proposal if this is a service your firm can provide.

**16. Question: Per Exhibit D - Scope of Services - AHA notes its commitment to fully remediate the project site as required by the ECRG funding. Soil gas impacts may require mitigation with vapor intrusion mitigation systems (VIMS) and a long-term operation & maintenance program. Would these be acceptable to AHA (in lieu of soil vapor extraction pilot testing and active remediation) if approved by the Water Board?**

**Answer:** No, ECRG Round 2 funding requires the site to be fully remediated with no long-term regulatory requirements. The funding can be used on pilot testing to determine the best, cost-effective, and timely approach to achieving this goal. A vapor intrusion mitigation system will not be a viable option for this site.

**17. Question: Do you anticipate the potential for any additional investigative or remediation work (outside of the scope described in the RFP) over the contract period?**

**Answer:** Please refer to the response to Question 12. Please include an hourly rate for additional consulting services we may require for this or other AHA projects.

RFP Clarification



**18. Question: Please confirm small business enterprise participation requirements.**

**Answer:** Small business enterprises are encouraged to submit a proposal.

**19. Question: Under Attachment B Item C Pricing Items, please define fixed-fee term. Is this a time and materials not-to-exceed term?**

**Answer:** Yes, please provide a time and materials not-to-exceed amount for each scope included in your budget. Please also include an hourly rate for your consulting work if anything additional is needed, such as assistance with ECRG applications.

**20. Question: Will AHA allow markup of the Sample Services Agreement?**

**Answer:** Please provide any comments to AHA's standard contract form in writing with your proposal submittal. Any comments received after the deadline will not be considered. See Section 2.5 and 7.2 of the RFP for more information.

**21. Question: Can we propose deviations from sample contract?**

**Answer:** The sample contract is approved by our Board of Commissioners. Deviations will be considered, but it will require additional review from our legal counsel. Please refer to the response to Question 20 for additional information.

**22. Question: Do the prime consultant and subconsultants need to complete and sign HUD Forms (referred to in Attachment I) and submit with our proposal?**

**Answer:** No, the completed HUD Forms will be requested after contract signing.

**23. Question: Do the subconsultants need to complete the online Conflict-of-Interest form?**

**Answer:** Yes, please have the subconsultants complete the Conflict-of-Interest form.

**24. Question: For 'Attachment C' Form, Section 5: Does the consultant need to attach a brief resume for each Principal/Partner of the firm?**

**Answer:** Yes, please include resumes of key personnel as part of your proposal as required by the RFP.

### General

**25. Question: EXHIBIT E SUPPLEMENTAL PROJECT DOCUMENTS: The reports provided to potential bidders were all prepared by the same firm. Under what contracting mechanism was this work conducted? Is this an expired or expiring contract for the incumbent contractor?**



**Answer:** AHA procured the vendor for the existing reports under our standard procurement process. The vendor was selected to provide services required for property acquisition purposes. We are now seeking a vendor to provide environmental consulting services from site testing through site cleanup and case closure to prepare the site for redevelopment. Per AHA's procurement policy, we are required to rebid the project as this constitutes a new scope of work.

**26. Question: Does AHA have an incumbent environmental consultant, and if so, are they allowed to bid?**

**Answer:** There is no incumbent for this scope of work. All qualified and experienced firms are encouraged to submit a proposal.

**27. Question: The DTSC ECRG FLUXX Application... PDF File includes a budget on p. 7 that is cut off the page. Can the whole budget be provided?**

**Answer:** The full budget can be found on Page 6 of the provided FLUXX Application.

**28. Question: INSURANCE: Our firm's combined policy (GL/Professional/Poll) is on a carrier specific form (ENV-PEP 00003 00 (02/12) ) rather than ISO. Will the Housing Authority accept equivalent coverage on carrier specific forms?**

**Answer:** Please provide any comments to AHA's standard contract form or insurance requirements in writing with your proposal submittal. Any comments received after the deadline will not be considered.

**29. Question: INSURANCE: Will the Housing Authority allow satisfaction of the aggregate insurance requirements through a combination of primary and excess coverage?**

**Answer:** Please refer to the response to Question 28.

**30. Question: Can the Housing Authority provide the required forms as Word or fillable PDF files?**

**Answer:** Attachment A and Attachment C in Microsoft Word format have been uploaded to the RFP webpage for your use.

**31. Question: Could we get the forms in Microsoft Word format?**

**Answer:** Please refer to the response to Question 30.

**32. Question: Will HUD requirements apply to this work?**

**Answer:** The full project scope has not been determined, but we anticipate receiving HUD funding for this project.

