



Greater Dayton Premier Management

Enhancing Neighborhoods • Strengthening Communities • Changing Lives

August 21, 2018

RE: Addendum #1 RFP 18-02 Environmental Testing & Consulting Services

Prepared by: Greater Dayton Premier Management (GDPM)

This Addendum modifies and shall become a part of the original Request for Proposals (RFP) and is hereby made part of the Bidding Documents for the referenced project.

All bidders shall indicate in their Proposals that this Addendum has been received and considered in their Proposals.

The Addendum items are intended to supplement, clarify or correct parts of the RFP package. Items in the addendum shall take precedence over items corrected and shall be of equal value with items supplemented or clarified.

Addendum

1. See attached responses to vendor questions.

Information added to gdpm.org on 8/21/18:

1. This Addendum #1

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Questions for: Greater Dayton Premier Management (GDPM) Environmental Testing & Consulting Services RFP #18-02

From:

1. Will GDPM only consider proposals from respondents that are capable of providing all of the services listed in the RFP? For example, would GDPM consider a proposal from a respondent that was not able to provide in-house environmental testing for mold, mildew and fungi?

Ans. The consultant must meet the requirements.

2. If the answer to the above inquiry is “No,” will GDPM consider proposals from a respondent that is able to subcontract for services that the respondent is not able to provide in-house?

Ans. Subcontracting is acceptable.

3. Does GDPM have minimum standards or accreditations for laboratories for asbestos and paint chip sample analyses?

Ans. No.

4. Does GDPM have any preference with regard to which laboratories may be used for asbestos and paint chip sample analysis?

Ans. No.

5. The RFP Scope of Services, Section 3. LEAD_BASED PAINT MANAGEMENT allows for the testing of painted surfaces using a “Model LPA – 1 X-Ray Fluorescence (XRF) Lead in Paint Spectrum Analyzer.” Will GDPM consider the use of other make and model XRF analyzers of similar quality?

Ans. Yes

6. The RFP Scope of Services, Section 4. ENVIRONMENTAL STUDY references Phase I, Phase II and Phase III Site Assessments. Does GDPM maintain minimum scopes of work, or have minimum standards for these three levels of Site Assessment?

Ans. Phase I and II assessments shall comply with the American Society for Testing and Materials standards. Phase III shall comply with federal, state and local standards.

7. The RFP Scope of Services, Section 4. ENVIRONMENTAL STUDY references “Field services.” Does GDPM have a specific listing of the nature and types of field services required or anticipated in accordance with this contract?

Ans. No.

8. Sections III f. and h. in the RPF reference evaluating the architectural features of GDPM’s facility and summarizing the following:

- *All mandatory requirements including the life cycle and premature replacement requirements of the project.*
- *All uses of the building (dwelling, office, community, etc.)*
- *Appearance and curb appeal of the site.*
- *The architects survey on current conditions and delivery of the assessment report.*

- *All code conditions, violations or code improvements required.*
- *Evaluate and report on the status on accessibility at the site in question and any requirements to provide accessibility, visitable residences or sensory impairment features.*

These are services not typically provided by an environmental consulting firm. Does GDPM expect the selected consultant to provide these services and if so, can the selected consultant subcontract for these services?

Ans. These services in most cases are not required and shall be provided only if they have an impact on performing the environmental work. This work can be done by a subconsultant.

9. Having reviewed the RFP #18-02 scope of services section it appears that an engineer or an architect is not required to perform any of the work.

However, many sections cite responsibilities of an engineer/architect. These sections are:

- II. Task Assignment Contract a., d.,
- III. Environmental Consulting duties h.,
- IV. Consultant Responsibilities g., o., s., w.,
- V. Project Documentation a.

Can you clarify if Architectural/Engineering firms need to be part of the awarded contract? If so, what percent of the scope of services would apply to architectural/engineering firms?

Ans. A/E is not required.

10. Is the language about construction oversight and construction inspection only relevant to the scope of services in the RFP (i.e. environmental remediation: mold, asbestos, lead, petroleum contaminated soils, etc.)? It is unclear in the sections following the Scope of Services if construction oversight and inspection may be associated with other general construction needs.

Ans. Only applies to environmental related work, i.e. environmental remediation: mold, asbestos, lead, petroleum contaminated soils, etc. Construction oversight and inspection is not required.

11. Page 1 section 2. Asbestos Consulting e. Mentions asbestos technician certifying agency is Ohio Department of Health. This is not the correct certifying agency as of 1/1/2018. Ohio EPA is now the appropriate agency to reference for asbestos hazard evaluation certification.

Ans. Thank you. (should an addendum be issued for this correction? The language should probably be left generic in lieu of calling out a specific agency.)

12. After reviewing the RFP, I need clarification, in order to complete the RFP package for you. Can we get a clarification/revision regarding, Section II Task Assignment Contract. Subsection a; indicates "Environmental Engineering Consulting Firm". indicating that a P.E. is required. Is this accurate? the remaining subsections reference "Environmental Consulting firms".

Ans. A P.E. is not required. GDPM is soliciting Environmental Consulting Firms. Using a P.E. firm is at the discretion of the consultant responding to the RFP.