

SAN DIEGO REDEVELOPMENT AGENCY  
REQUEST FOR QUALIFICATIONS AND PROPOSALS (RFQ/P)  
ENVIRONMENTAL CONSULTING SERVICES FOR THE BROWNFIELDS ASSESSMENT PROJECT

**Questions and Answers**

January 25, 2011

*INFORMATION PROVIDED BY THE AGENCY IN RESPONSE TO QUESTIONS SUBMITTED VIA E-MAIL*

- Q1. *This is a question regarding your sub-consultant requirements. Throughout the RFQ/P it is mentioned that qualifications are required from joint venture partners and sub-consultants. Please verify that this requirement does not apply to sub-contractors as well. I refer to subs that would perform technical services such as utility location, laboratory analysis, geophysical surveys, CIH/HSP related tasks, drilling, database research, etc. A few of our subcontractors are also UDBE/DBE/DVBE certified. Would you like us to include these certifications for subcontractors?***

Sub-consultants' qualifications (in general professional services) are to be provided per sections iv and v in the RFQ/P. The type of services described above appear to be providing the kind of services that would fall under vendors category (their qualifications are not required). Where the distinction between "vendors" (or sub-contractors) and "sub-consultants" appear to be somewhat subtle, please don't hesitate to check with the Agency for the applicable requirements.

Please do provide a copy of current DBE/DVBE/MBE/SBE/WBE certifications as applicable for both vendors (or sub-contractors) and sub-consultants and identify what their purview would be in (can do so in section vi.E and/or as part of cover letter's additional info).

- Q2. *Can we request to have our email addresses added to the distribution list for this RFQ/P?***

The Agency does not have an e-mail list specific to this RFQ/P. Any information will be posted in our website (as stated in the RFQ/P).

- Q3. *On Page 20, Task 3, Section a, it is stated that the sites inventory will be incorporated in to the GIS system currently available to the Agency through the City of San Diego. In the deliverables section of this Task, it does not mention such GIS work. As such, I am seeking clarification regarding GIS related work for the project and whether or not the Agency will require the GIS integration related work to be completed by the selected environmental consultant, or if such work will be completed by Agency or City staff. If GIS specialists of the consultant would conduct such work, could you please elaborate on how formal access to the City GIS system would be provided and how the access between the selected consultant and City staff would be arranged?***

The consultant(s) procured through the subject process will be preparing maps as well as potentially new GIS layers. New GIS layers would be expected to be delivered as ESRI shape files or geo-database feature class, as applicable –maps would be expected to be in jpeg and/or similar formats. For input data, the Redevelopment Agency uses SANGIS data ([http://www.sangis.org/Download\\_GIS\\_Data.htm](http://www.sangis.org/Download_GIS_Data.htm)) – any other layers needed to begin the GIS

work) would be provided to consultant free of charge (developed in house or in collaboration with the City).

- Q4. ***Sections E and F reference sub-consultants and co-venture partners while Section G also references vendors. I am seeking clarification on whether or not the Agency requires vendors (i.e. analytical laboratories, drilling contractors, etc.), who would not be considered consultants or other entities providing professional level services or having potential client interaction, to apply to Sections E and F.***

Section G applies to all, including vendors but sections E & F only apply to partners and/or subs (not vendors).

- Q5. ***Which other environmental assessment firms has the Redevelopment Department worked with in the past 3 years?***

The Redevelopment Department has worked with SCS Engineers, AEC Environmental and Rincon since 2008. The Department has as-needed contracts with these firms which were executed following a competitive RFQ/P process.

- Q6. ***Did any environmental consultants assist with preparation of the subject EPA Grant application?***

SCS Engineers provided data and information which the Agency staff incorporated into the application.

- Q7. ***What happens if our firm needs clarifications regarding any of the submittal requirements (where the RFQ/P may contain discrepancies) after the deadline for questions' submittal, January 27?***

Prospective respondents are encouraged to seek such clarifications (which could have a material effect in establishing whether a submittal conforms to the specified requirements) beyond the January 27 deadline and any responses provided by the Agency will be promptly posted on our website.

***INFORMATION PROVIDED BY AGENCY STAFF AT THE RFQ/P PRE-SUBMITTAL MEETING***

- For this project, the Agency is using the EPA's definition of brownfields, see <http://www.epa.gov/brownfields/overview/glossary.htm>
- The Agency will only work with willing property owners in carrying out this project.
- The scope, tasks, budget and schedule of the project are anticipated to be somewhat fluid as the findings of one phase are likely to affect a subsequent phase (e.g., the number and scope of phase II's will depend on the findings of phase I's).
- The Agency expects that some savings will accrue as Phase I's are conducted for properties which are contiguous and/or fairly close to one another.

- The Agency is currently working on submitting to the EPA the list of properties targeted for Phase I's. The list includes properties owned by the Agency (the Development Department as well as [SEDC](#)), its project partners ([Jacobs Center for Neighborhood Innovation](#) and [Price Charities](#)) as well as those belonging to willing property owners the Agency has identified to date. The list includes approximately 50 such properties. The list may be amended and properties may be added if other sites fit within the criteria for Phase I's (or other such assessment work). The eligibility of specific properties where the Agency intends to carry out Phase I's (or other like environmental assessment work) is subject to EPA approval.
- The general Agency purpose in completing Conceptual Costs Remediation Estimates is to develop preliminary data to identify potential funding opportunities (for remediation purposes) as well as data that can be useful for the preparation of early pro formas.
- As part of the outreach program the Agency seeks to increase awareness regarding brownfields and related matters for members of the community, including residents, business entities and property owners. The Agency may consider allocating a limited amount of its own funds, rather than grant funds, in order to develop some information that may be useful to other redevelopment project area beyond those targeted by the EPA funds.
- All parties are strongly encouraged to submit a concise while complete response.
- As feasible, firms are encouraged to consider inclusion of a bilingual person in the project team given the fact that the areas affected are very diverse demographically (Spanish is the most prevalent second language in the affected project areas).
- The Agency does not reimburse for travel expenses (and/or time devoted to travel).
- Reimbursable expenses may only be charged to the Agency at cost (no surcharges and/or administrative fees are permitted).
- Information requested at the pre-submittal meeting is now posted in the Agency website. This information includes:
  - i. The EPA questionnaires that the Agency is required to submit for EPA review (EPA uses these to evaluate the eligibility of any specific property where environmental assessments and/or related work would be completed with grant funds)
  - ii. The redevelopment project areas where this project is to be implemented – recall that inventory, assessment and related tasks for this project are confined to commercial corridors (no such work would be conducted in strictly residential areas)
  - iii. The list of attendees at the pre-submittal and their contact information
- The Agency does not anticipate the need for any services related to the Polanco Act as part of the scope of this project. The Agency already has access to legal counsel for Polanco related matters.

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