



**REQUEST FOR QUALIFICATIONS**  
**for**  
**ENVIROMENTAL CONSULTING AND**  
**HAZARDOUS MATERIALS SERVICES**  
  
**for the**  
**Housing Authority of Snohomish County**

Request for Qualifications Issued: January 31, 2019  
Responses Due: February 21, 2019 by 4:00 p.m. PST

REQUEST FOR QUALIFICATIONS  
ENVIROMENTAL CONSULTING AND HAZARDOUS MATERIALS SERVICES

The Housing Authority of Snohomish County (HASCO) is issuing this competitive Request for Qualifications (RFQ) from qualified firms for contracts to provide environmental consulting and hazardous materials services. The scope will include services connected to acquisition, finance, development, and rehabilitation of multi-family units in Snohomish County.

**TERMS OF RFQ**

**Questions:** Any questions or requests for further information or clarification must be sent to Mark Tingley at [mtingley@hasco.org](mailto:mtingley@hasco.org) by February 7, 2019. A Q&A will be issued February 14, 2019 and posted on HASCO's website at <https://hasco.org/working-w-hasco/professional-services/>. For a copy of the Q&A, please visit the website or send an email to [mtingley@hasco.org](mailto:mtingley@hasco.org) with the subject line "Environmental Consulting and Hazardous Materials Services RFQ Q&A."

**Addenda:** If there are changes to this RFQ, HASCO shall issue an addendum. Addenda will be posted on HASCO's website at <https://hasco.org/working-w-hasco/professional-services/>. Please visit the website prior to the submittal deadline to ensure that all addenda issued by HASCO have been received. If unable to review online, request a copy of addenda by sending an email to Mark Tingley at [mtingley@hasco.org](mailto:mtingley@hasco.org) with the subject line "Environmental Consulting and Hazardous Materials Services RFQ Addenda."

**Submission Instructions and Deadline:** Statements of qualifications are due by February 21, 2019 by 4:00 p.m. PST via email to Mark Tingley at [mtingley@hasco.org](mailto:mtingley@hasco.org) with the subject line "Environmental Consultation and Hazardous Materials Services RFQ." An email response will be sent to confirm receipt. Women-owned, minority-owned, veteran-owned, and/or Section 3 businesses are strongly encouraged to respond. HASCO shall have no obligation to compensate any firm for any costs incurred in responding to this RFQ.

**Evaluation:** HASCO plans to select one or more firms that are best qualified to provide the services described in this RFQ based upon the evaluation criteria set forth in this RFQ. HASCO reserves the right to waive any omissions or irregularities in submittals, or to reject any or all submittals. HASCO reserves the right to award contracts to multiple firms for any or all of the scope areas included in this RFQ.

**Records Made Public:** All information submitted to HASCO may become public record, per RCW 42.56. Responders to this RFQ should review the confidentiality of their submitted information and related proprietary information. No guarantee is made by HASCO that submitted information will remain confidential and any information submitted may be disclosed upon a public disclosure request.

**Basic Eligibility:** Responders to this RFQ must be licensed to do business in the State of Washington, have a State Unified Business Identifier (UBI) number, and be properly authorized and licensed (if required by law) to perform the services proposed. With a statement of qualifications submission responding to this RFQ, the firm represents that neither it nor its principals/officers are presently debarred, suspended, proposed for debarment, or declared ineligible or voluntarily excluded from

participation in this transaction by any federal department or agency.

**Payment Requirements:** Firms should be aware that HASCO will only make payments to firms for professional services rendered only after the work being billed has been completed, and within 30 calendar days of receipt of a properly prepared and HASCO-approved invoice. Supporting documentation is required for payment of reimbursable expenses. No advance payments will be made.

### **BACKGROUND**

HASCO is a public housing authority, created in 1971 and guided by a six-member Board of Commissioners that is appointed by the Snohomish County Council. HASCO has 77 employees and an annual operating budget of \$74,000,000. HASCO's portfolio includes over 2,400 units of subsidized, affordable, and workforce housing and over 3,800 housing vouchers throughout Snohomish County. HASCO provides housing for seniors, veterans, people with disabilities, and low-income working families who are increasingly pressured by stagnant wages and rising housing costs.

### **VISION, MISSION, AND VALUES**

HASCO's core values of diversity, integrity, service, stewardship, and teamwork are practiced in our everyday work, interactions, and strategies. HASCO employees are authentic, dedicated, kind and compassionate, professional, and respectful. HASCO's mission is to meet the diverse needs of Snohomish County residents by expanding housing opportunities that promote stability, strengthen community, and provide affordability. The agency envisions a future where all Snohomish County residents have safe and affordable housing.

### **SCOPE OF WORK**

HASCO is seeking proposals from experienced and qualified firms for contracts to provide environmental consultation and hazardous material services from initial assessment to the project closeout phase of the acquisition or development of multi-family apartment buildings and mixed-use residential developments. This includes acquisition and rehabilitation of existing buildings as well as new construction. Firms that provide all of the following services, as well as firms that provide some of the following services, are invited to apply. The scope of work could include, but is not limited to, the following:

1. Generate the following deliverables:
  - a. Phase I, II, and III environmental site assessments (ESAs)
  - b. Remedial Investigations/Feasibility Studies (RI/FSs)
  - c. Environmental Construction Contingency Plans
  - d. Rough order of magnitude (ROM) remedial cost estimates
  - e. Assessments of: mold, moisture, and indoor air quality
  - f. Prospective Purchaser Consent Decree
  - g. Aerial photo studies
  - h. Lead risk assessments for Housing Choice Voucher units occupied by families with lead-poisoned children to determine the source of the lead poisoning, in compliance with HUD regulations
2. Survey and test various media including building materials, soil, groundwater, surface water, air, and sediments for:
  - a. Asbestos - limited and AHERA surveys

- b. Lead - paint chip sampling, wet chemical field testing, X-ray fluorescence (XRF) analysis, dust wipe tests, or soil sampling
  - c. Lead in drinking water
  - d. Other RCRA 8 metals - arsenic, barium, cadmium, chromium, mercury, selenium, and silver
  - e. Gasoline-Range Total Petroleum Hydrocarbons (TPH-G)
  - f. Polychlorinated Biphenyls (PCBs)
  - g. Other chemicals/solvents: Benzene, Xylene, and Ethylbenzene
3. Analyze results of hazardous material testing and provide summary reports
  4. Provide hazardous material remediation plans, operations and maintenance plans, abatement plans, specifications, cost estimates, and other related services
  5. Recommend, prepare, and submit applications and supplemental documents for grants (e.g. Ecology, EPA), insurance recovery, and other cost recovery from potential liable parties (PLPs) for funding of redevelopment projects
  6. Review prior environmental assessments and reports completed by other firms to evaluate the thoroughness of investigation, identify data gaps, and provide recommendations of next steps for evaluation and remediation.
  7. Assist HASCO in the preparation of requests for proposals and coordination of the process to procure contractors (general or specialized) for abatement or remediation
  8. Coordinate with other professional disciplines on various projects including master planning of development projects
  9. Investigate geological/hydrological activity, the stressors of vegetation, evidence of storage tank, vapor intrusions, and past property usage via public records.
  10. Analyze and evaluate existing conditions at various sites and make recommendations for improvements, solutions, or modifications of these sites.
  11. Turnkey remediation/site cleanup activities
  12. Attendance at development and construction meetings

### **SUBMITTAL CONTENT**

HASCO reserves the right to request additional information, if necessary, in order to complete the evaluation and selection process. Interested firms are requested to submit a proposal of no more than 6 (six) pages in length. Please do not submit general brochures, pamphlets or other materials unless they are to be included within the page limit. The submittal should be one complete proposal in pdf format and should not be sent in multiple emails or multiple attachments. The proposal must include the following:

1. *Cover letter.* A one page cover letter that 1) confirms whether the firm qualifies as a women-owned, minority-owned, veteran-owned, and/or a Section 3 business, 2) lists the location of the office of the staff that would be assigned to work with HASCO, 3) lists the contact information of the main contact at the firm, and 4) is signed by an officer of the firm that is authorized to execute agreements.
2. *Firm Experience.* A discussion of the firm's (and any subcontractors if applicable) experience and qualifications that demonstrates the firm's capacity to provide a subset or all the services requested in this RFQ. Please include details about relevant projects

completed within the last five years, including services provided by the firm, year completed, project location, size, and name of owner.

3. *Staff Experience.* A description of the personnel who will be assigned to work with HASCO (including any subcontractors if applicable), the specific services to be provided by each person, the billing rate of each person assigned, and their experience and qualifications related to the services requested in this RFQ.
4. *References.* The contact information from at least two recent clients (ideally public housing authorities and/or nonprofit housing agencies with similar service needs) that have received services from your firm within the last five years.
5. *Fees.* A fee schedule of hourly or fixed rates and other fees and expenses, including a breakdown of the categories of reimbursable expenses. If fees will change during the contract period, please include a discussion of the anticipated changes. If fixed rate schedules are used, please include a description of any additional fees that would be added to a transaction.

**EVALUATION CRITERIA**

All responses to this RFQ that are received by the deadline will be evaluated by an evaluation committee of two or more HASCO staff according to the criteria listed below:

| <b>Criteria</b>  | <b>Points</b> |
|--|---------------|
| 1. Firm/staff experience and qualifications in environmental consulting and hazardous material services                                  | 50            |
| 2. Past performance on HASCO projects and/or references’ assessments of firm’s quality of work, accuracy, timeliness, and responsiveness | 25            |
| 3. Fee Schedule  | 15            |
| 4. Quality and clarity of written submittal  | 10            |
| <b>TOTAL</b>   | <b>100</b>    |

HASCO may schedule interviews with any or all firms and the results will be factored into the final scoring for criterion #1. HASCO will select one or more firms based on the firms with the highest amount of total points. HASCO reserves the right to cancel this RFQ, reject any or all proposals, or withdraw its selection any time prior to execution of a contract.

**CONTRACT INFORMATION**

HASCO and the selected firm(s) will negotiate the terms and conditions of the professional services contract. The executed contract shall incorporate the firm’s proposal as an exhibit. In the contract, HASCO reserves the right to modify the scope of work and expand or modify the terms and conditions specifically set forth in this RFQ. In the event HASCO and a selected firm are not able to reach agreement on contract terms and conditions acceptable to both parties, HASCO will be relieved of any obligation to negotiate with or contract for services with the selected firm. The contract for services shall be through June 30, 2024, with two optional one-year extensions, granted at the sole discretion of HASCO. HASCO may or may not utilize the firm’s services or a portion of the services during the term of the contract. Professional services are assigned on an “as-needed” basis and work

on specific projects shall be assigned to the selected firms via task order during the duration of the contract.