

Combined 2019 Q&A for all RFQs published January 31, 2019
Q&A Issued: February 14, 2019

RFQ for Architecture and Engineering Services Q&A:

Q: The RFQ does not mention or specify geotechnical engineering or structural engineering. Will you have a need for this discipline?

A: HASCO does not anticipate an immediate need for geotechnical engineering and structural engineering services. If a need arises, a separate request for proposals will be issued for that service. Interested firms can register for HASCO's Consultant Roster through the Municipal Research Service Center (MRSC) at www.mrscroster.org.

Q: Does this RFQ cover services for the playgrounds and gathering spaces at HASCO properties?

A: The repair and replacement of playgrounds and community spaces at HASCO properties are handled through a separate bidding process by HASCO's Asset Management Department or by HASCO's property management companies.

Q: Other than our Firm Profile and Resume is there anything else you'd need?

A: Please refer to the RFQ submittal requirements starting on the lower portion of page 3 and continuing onto page 4.

Q: Is this one contract with an architectural and engineering team? We are a civil-surveying firm with direct housing authority contracts.

A: Contracts awarded from the Development and Financial Consulting Services RFQ would directly between HASCO and the consulting firm. HASCO also released an Architectural and Engineering Services RFQ that includes a sub-scope for civil engineering and/or land surveying. HASCO may elect to contract directly with a firm that only provides this sub-scope. This RFQ can be found at <https://hasco.org/working-w-hasco/professional-services/>.

RFQ for Agency Legal Services Q&A:

Q: Who is the current legal counsel for HASCO?

A: HASCO's legal counsel currently includes the following firms for each current scope area (not listed any particular order):

- General Municipal: Pacifica Law Group and Shortman Cressman & Burgess
- Real Property: Pacifica Law Group and Shortman Cressman & Burgess
- Personnel & Employment: Anderson Hunter and Ogden Murphy Wallance

RFQ for Environmental Consulting and Hazardous Materials Services Q&A:

Q: Is there a set aside or priority for veteran or minority-owned businesses?

A: No.

Q: Do firms need to be either a veteran-owned or a minority-owned business to respond to this RFQ?

A: No, responders do not need to be veteran-owned or minority-owned businesses, but businesses with these designations are encouraged to respond to this RFQ.

Q: [For veterans-owned or minority-owned businesses] is this a federal or state goal or mandate?

A: No federal or state goal or mandate has been established for veteran-owned or minority-owned businesses that is applicable to this RFQ for environmental consulting and hazardous materials testing services. Only architecture and engineering services are subject to RCW 39.80.404, which mentions requirements for procurement of services from minority-owned, women-owned, and veteran-owned firms.

Q: Is there a certification that we need to have outside of SAM.gov where we can show minority-owned or veteran-owned status?

A: Responders are expected to self-certify as veteran-owned or minority-owned businesses in the cover letter of their response. The committee may request additional information during their review of responses.

Q: Will prime firms that are not minority-owned, women-owned, veteran-owned or Section 3 businesses, but that include subcontractors on their team who are minority-owned, women-owned, veteran-owned or Section 3 businesses be given equal consideration with minority-owned, women-owned, veteran-owned and Section 3 businesses that submit as primes?

A: Prime firms that do not have these business designations but include subcontractors who have one or more of these designations will be considered on the same basis of the prime firms that have these business designations.

Q: Do Section 3 businesses get additional points in the evaluation?

A: Section 3 businesses do not get additional points in the scoring criteria, but are encouraged to apply.

Q: Is there available a list of Section 3 businesses and their areas of expertise who are looking for teaming partners?

A: Yes, HASCO has posted to our website a list of businesses that have self-certified as Section 3 through Snohomish County government.

Q: What is the approximate/estimated contract value?

A: A dollar value is not available to provide on this contract as services will be requested from contracted firms as business needs arise. Similar work previously procured by HASCO has included Phase I Environmental Site Assessments and hazardous materials testing for lead in drinking water, lead in paint, mold, and asbestos for due diligence on property acquisitions or to meet public funder requirements. As property acquisition opportunities arise, quick turnaround times are needed for these types of services to support due diligence review. More recently, HASCO has reviewed properties for redevelopment, including those with contamination that require analysis and consultation regarding remediation.

Q: Is this RFQ for a new consulting services contract? If not, which firms have held this contract in the past?

A: This RFQ scope is a new consulting services contract for HASCO. A similar RFQ for a contract with a narrower scope was last released in 2008.

Q: Which professional consultants has HASCO worked with in the recent past to address its environmental and/or hazardous materials project needs?

A: In the past nine months, consultants related to these scopes have included (not listed in any particular order): Core Design, Environmental Consultants, Inc, Landau Associates, and LSA Engineering.

Q: Will HASCO make available its Professional Services Agreement/Contract before you select a firm(s)?

A: No, draft professional services contracts will be provided once firm(s) are selected. HASCO and the selected firm(s) will negotiate the terms of the contracts, which will have an effective date of 7/1/2019.

Q: Per Submittal Content, page 3 of the RFQ, submittals shall be no more than six (6) pages in length. Will HASCO count a double-sided printed page as two (2) pages or one (1) page?

A: HASCO will not accept printed pages. Pages are numbered and displayed in the page counter of Adobe Reader (i.e. if physically printed, one double-sided page would be equivalent to two pages).

Q: Are resumes permitted as a supplemental attachment excluded from the 6-page limit?

A: Any pages beyond the page limit will not be reviewed by the committee.

Q: The solicitation says that there is a six-page limit. Does that limit include the cover letter and fee schedule?

A: Yes, the six-page limit includes the cover letter and fee schedule.

RFQ for Development and Financial Consulting Services Q&A:

Q: In order for a response to be considered, does the firm have to be able to provide all of the services outlined in the scope of work?

A: Firms that do not provide all services in the scope of work are still encouraged to respond to the RFQ. Please be sure to clearly explain the services your firm can and cannot provide in your response.

Q: What types of development projects does HASCO expect to utilize development and financial consulting services for?

A: HASCO anticipates the need for development and financial consulting services on a range of projects, including acquisition/rehab LIHTC projects, mixed-income redevelopments, and land acquisitions for new construction residential development.

Q: Will HASCO accept development and financial services to be provided under a development agreement where payment made as a percent of the developer fee on a project?

A: As part of this RFQ process, HASCO expects to select firms with fee schedules that provide for flat fees by scope and/or hourly rates. In the future, if HASCO has a need to hire a developer to manage all aspects of the development of a project, HASCO would issue a project specific Request for Proposal for a developer. To be included on HASCO's distribution list for this service, please send an email to ProfessionalServices@hasco.org with the best contact information for the firm along with a description of your areas of expertise with the subject 'DL for RFQ for professional services not listed - Developer'.

RFQ for Landlord-Tenant Legal Services Q&A:

N/A - No questions were submitted by February 7, 2019.

RFQ for Financial Legal Services Q&A:

N/A - No questions were submitted by February 7, 2019.

RFQ for Collections Legal Services Q&A:

N/A - No questions were submitted by February 7, 2019.