

April 6, 2026

RE: Request for Proposals: General Brownfields & Environmental Legal Services Q&A

The following questions were submitted during the Q&A submission period.

1. **Question:** How many vacant properties are expected to need environmental legal services each year?
Answer: Unknown; however in the past, HLB has engaged environmental attorneys on 2-3 projects per year.
2. **Question:** When is the expected work start date?
Answer: Unknown. Start date will be based on project need over the next year.
3. **Question:** How often do you expect work to be started on a new site location? Are you expecting the firm to work simultaneously on multiple site locations or one at a time?
Answer: Unknown. Start date will be based on project need over the next year.
4. **Question:** How many site locations are currently considered brownfields under HLB control?
Answer: HLB treats all properties as potential brownfields at the time of acquisition. The number of sites will change based on our inventory, funding availability, and acquisition opportunities.
5. **Question:** Is the hired firm responsible to conduct the site clean-up?
Answer: No
6. **Question:** Are you able to disclose companies affiliated with brownfields, so that a determination on conflict of interest can be determined?
Answer: Conflicts of interest will be cleared on a project by project basis.
7. **Question:** Are all brownfields under a remediation plan under HLB's control?
Answer: HLB has site control over projects currently undergoing remediation.
8. **Question:** Does the proposal require one firm or can there be two firms working as a joint venture to develop the proposal?
Answer: HLB is open to evaluating proposal from qualified teams or joint ventures.
9. **Question:** Is the firm required to be involved in the entire brownfield process advising from the initial assessment, through the clean-up process, and the preparation for the new development?
Answer: The firm will be involved in any aspect of the project requiring brownfields-related legal support, which may vary by project.



10. **Question:** What are the roles and titles of the personnel that will work with our firm within HLB to facilitate this proposal?

Answer:

11. **Question:** Is there an allocated budget for each brownfield site location?

Answer: Project budgets are developed on a project-to-project basis.

12. **Question:** Is there a policy cost range for retainer deposit?

Answer: No, HLB is unable to operate under a retainer deposit model.