

July 1, 2025

RE: Request for Proposals for Environmental Services

1. **Question:** Will there be a pre-bid/site visit for this solicitation?
Answer: No, Houston Land Bank will not be conducting a pre-bid site visit for this solicitation. Interested consultants may view the property from Velasco Street or other public viewing locations. Pictures of the property can be viewed at www.bankingvelasco.org.
2. **Question:** Is SKA Consulting conflicted or otherwise prohibited from proposing on this contract?
Answer: No, none of the companies who have conducted work on this site are conflicted or prohibited from this solicitation.
3. **Question:** Is there a form/format required for the cost proposal?
Answer: No
4. **Question:** Has funding for the project been secured?
Answer: Yes
5. **Question:** Will Houston Landbank provide a sample contract agreement?
Answer: Contract will be provided upon review and selection of successful bidder.
6. **Question:** HLB has provided a cost estimate (equivalent to the \$5 million grant) for the project. What is the accuracy of the \$5 million estimate?
Answer: The \$5 million grant budget is based on estimates presented in the Draft Analysis of Brownfields Cleanup Alternatives (ABCA) report dated October 12, 2023, which was included with the EPA grant application. A copy of the draft EPA grant application and ABCA can be found at www.bankingvelasco.org. Cost estimates are based on various assumptions and market rates in October 2023. Consultants/contractors should use their own professional judgement and conduct an independent cost analysis for cleanup activities.
7. **Question:** Are there additional funds that will be used to execute the project? (The \$5 million grant appears insufficient for the work desired.)
Answer: No
8. **Question:** What will be the time (delay) impact of Mayor Whitmire's stopping of move-in to the adjacent property apartments at 800 Middle St. due to environmental contamination concerns?
Answer: No delays are expected for the cleanup of the Former City of Houston Velasco Street Incinerator at this time.
9. **Question:** Has the "clay cap" design/specification changed due to the failures in the adjacent property's clay cap?
Answer: HLB is unaware of cap failures on other properties. HLB is seeking to engage a qualified professional who can ensure that the remedy solution for the Former City of Houston Velasco Street site is designed and constructed to industry standards and long-term monitoring is designed to prevent cap failure.

10. **Question:** On Page 6 of 17 in the RFP it states the “grant completion date is 9/30/2028”. On Page 11 of 17 it is stated “The resulting contract will be through the completion of the grant term, 9/30/2027.” Please clarify.

Answer: The grant term and the contract term will end on 9/30/2028.

11. **Question:** Has any waste characterization sampling and analysis been completed for the wastes and soil to be removed and disposed? If so, what is the date of the laboratory analytical report(s)?

Answer: No

12. **Question:** Is the expected cost for Remedial Alternative #2 in the Draft ABCA based on Class 1 non-hazardous, Class 2 non-hazardous, or hazardous waste classification for disposal?

Answer: As stated in the draft EPA grant application, the cost estimate assumes the disposal of Class 2 non-hazardous waste.

13. **Question:** The Deliverables include an MSD Ordinance and Certifications. Please confirm whether the preparation and submittal of a City of Houston Municipal Setting Designation Application, and all associated costs (public meetings/hearing, application fees, 5-mile water well database costs, 5-mile well owner notification costs) are to be included in the scope of work? Similarly, please confirm whether the preparation and submittal of a TCEQ MSD Application requesting Certification of the COH MSD, and all associated costs are to be included in the scope of work?

Answer: Yes. If an MSD is required, all costs associated with the City of Houston and TCEQ MSD application would be the responsibility of the selected contractor.

14. **Question:** Please confirm whether any costs associated with the construction of the Ball Street Extension are included in the scope of work, after the excavation in the area is completed.

Answer: No, road construction is not included in the cleanup scope of work.

15. **Question:** The Draft ABCA proposes 12 PRACRs. Please confirm if this is correct or if 30 PRACRs should be included in the scope of work (1 per each annual inspection).

Answer: The Draft ABCA estimated that 12 PRACRs would be required. However, it is the responsibility of the selected contractor to finalize the ABCA based on their professional opinion.

16. **Question:** The Draft ABCA indicates that the Ball Street Extension area will be the only area where soil removal is the selected response action. Please confirm that this is the only area where confirmation sampling is to be performed/included in the scope.

Answer: It is the responsibility of the contracted environmental professional to determine how many confirmation samples should be collected based on their professional judgement and TCEQ requirements.

17. **Question:** If confirmation sampling in the Ball Street Extension area excavation indicates that additional deeper soil impacts are present beyond the 2-ft depth proposed for excavation, will the preferred response action be additional deeper removal or an amended RAP documenting that the area is capped by the right-of-way? Should costs for either be included in the scope of work?

Answer: Remediation decisions are subject to the Voluntary Cleanup Program (VCP) agreement between HLB and TCEQ. As such, the decision to remove additional soil cannot be anticipated at this time. HLB expects that the selected contractor will work with TCEQ to determine the

appropriate course of action. For the purpose of this RFP, cost estimates for additional or expanded scope of work are not necessary.

18. **Question:** Will confirmation testing for the full list of site COCs (metals, PCBs, VOCs, SVOCs, dioxins, and furans) listed on Page 5 of the RFP be included in the scope of work?

Answer: HLB will rely on the professional opinion of the selected contractor and applicable TCEQ regulations or requirements to determine technical details like the type of contaminants of concern to include in confirmation testing.

19. **Question:** Can we perform a site walk to understand grubbing requirements and site accessibility for the remediation prior to the RFP response deadline?

Answer: No. Due to HLB's strict health and safety requirements, no contractors will be allowed to access the site. However, interested consultants may view the property from Velasco Street or other public viewing locations. Pictures of the property can be viewed at www.bankingvelasco.org.

20. **Question:** Will an inventory of trees and diameters within the response area be provided?

Answer: No. However, all large trees were cleared in February of 2024. Vegetation on the site includes new growth since then.

21. **Question:** Will a list of COCs for air and runoff monitoring be provided?

Answer: No. The selected contractor will be responsible for recommending the COCs to be included in air and runoff monitoring based on their professional opinion and applicable federal, state, and local requirements.

22. **Question:** Will a list of additional monitoring well installation locations for post-closure monitoring be provided?

Answer: No. The selected contractor will be responsible for designing the post-closure monitoring plan.

23. **Question:** Should post-closure groundwater monitoring be included in the scope of work? If so, will the period/frequency of monitoring needed, and/or a list of COCs be provided?

Answer: Post closure monitoring is included in the scope of work for the grant period ending September 30, 2028. The selected contractor will be responsible for designing the post-closure monitoring plan.

24. **Question:** Should a soil operations and maintenance plan and/or health and safety plan be included in the scope of work for future construction activities within the cap areas?

Answer: The selected contractor will be responsible for the preparation of all documents required by the TCEQ for cleanup reporting and ongoing monitoring and maintenance.

25. **Question:** Is any specific sampling required for the cap material that will be imported to the site?

Answer: The selected contractor will be responsible for following TCEQ requirements and industry best practices to determine if the cap material brought on site is protective of human health and the environment.

26. **Question:** Is the \$5 million grant the actual budget for this effort or is the proposed budget smaller than the grant total? If smaller, what is the proposed budget for this effort?

Answer: A breakdown of budget assumptions are included in the draft EPA grant application (Appendix A of the RFP) starting on page 9.

27. **Question:** When will the work effort begin and end (contract award date, contract end date)? Please provide clarity on performance timeline.

Answer: HLB anticipates work to begin following the selection of a contractor and board approval of the final budget and agreement for services. Upon selection and approval, HLB anticipates work will start immediately and the performance timeline will be established by the selected contractor based on the grant completion date of September 30, 2028.

28. **Question:** We believe that grant administration services will be critical to success for this effort, so to what extent are we supposed to budget for grant administration services? Is there a percentage of the grant that can go towards administration and operations support?

Answer: No. HLB will perform grant administration services and has already procured a consultant through a previous RFP to support grant management, community engagement, and contractor oversight.

29. **Question:** What is the expected DBE contribution? We have a firm lined up but would like to nail down a more specific budget for them.

Answer: There is no specified exact DBE contribution.

30. **Question:** We believe to ensure a smooth and efficient transition into future phases of the Velasco redevelopment efforts, and to further validate past visioning efforts, site environmental cleanup must build continuity through further visioning that solidifies a future land use scenario through stakeholder and community engagement. Also, given the historical engagement to envision a future for the Velasco site that benefits surrounding communities and the proposed engagement scope related to this effort, to what degree would the Houston Land Bank like to use the budget for envisioning the future reuse of the Velasco site?

Answer: HLB is actively engaged with community members and stakeholders on a regular basis. The selected contractor will be required to support community and stakeholder engagement efforts to communicate technical information and project updates. The selected contractor is expected to work collaboratively with HLB's community engagement team and other consultants to support HLB's commitment to meaningful engagement practices. However, the Scope of Work does not include a specified request for broader community engagement support beyond technical communications.

31. **Question:** Who is the proposed Project Manager for the Houston Land Bank?

Answer: Melanie Young, Director of Operations

32. **Question:** If we have any further questions, are we allowed to contact the Houston Land Bank staff and/or point of contact directly?

Answer: No

33. **Question:** May the QAPP and/or SSQAPP be written in alignment with Uniform Federal Policy-Quality Assurance Project Plan (UFP-QAPP) format in accordance with the Optimized UFP-QAPP Worksheets (Intergovernmental Data Quality Task Force, 2012) assuming compliance with EPA IT/IM Directive no: CIO 2105-S-02.1, Quality Assurance Project Plan Standard (EPA, 2023)?

Answer: All QAPPs must be in a format compliant with 2 CFR § 1500.12, per the Houston Land Bank's Cooperative Agreement with the EPA. Specific QAPP requirements can be found in the EPA's Implementation of Quality Assurance Requirements for Organizations Receiving EPA Financial Assistance available at <https://www.epa.gov/grants/implementation-quality-assurance-requirements-organizations-receiving-epa-financial>. The selected contractor will also be required to work with EPA's Quality Assurance Team to confirm compliance.

34. **Question:** What stage (e.g., Stage2A, Stage2B, Stage 4) of analytical (chemical) data validation is required?

Answer: For more information about data validation requirements, please visit <https://www.epa.gov/grants/implementation-quality-assurance-requirements-organizations-receiving-epa-financial>.

35. **Question:** How much concrete (square feet and estimated thickness) has been estimated for removal? Is the concrete assumed to be clean for purposes of potential recycling?

Answer: HLB cannot offer an accurate estimate of the amount of concrete or its condition. However, for cost estimating, please state the assumptions used or other qualifying information.

36. **Question:** Are the grubbed trees and brush to be removed from the site?

Answer: The trees and brush were grubbed in place in February 2024. The selected contractor may propose to grub in place or remove from the site based on their professional opinion.

37. **Question:** What is the total volume of compacted clay needed?

Answer: It is the responsibility of the selected contractor to calculate volumes of materials needed to complete the scope of work.

38. **Question:** What is the total volume of topsoil needed?

Answer: It is the responsibility of the selected contractor to calculate volumes of materials needed to complete the scope of work.

39. **Question:** Do either of the 14,000 SF areas to be excavated require any backfill? If so, please specify preferred backfill materials.

Answer: It is the responsibility of the selected contractor to determine if backfill is required and recommend the type of backfill to use.

40. **Question:** Is there a grading plan that specifies final drainage to be achieved once the cap is installed?

Answer: A grading plan has not yet been developed for the site.

41. **Question:** Is there TCEQ approval/ comment letter regarding the APAR? Required prior to preparing a RAP.

Answer: No. The APAR has not yet been approved by TCEQ.

42. **Question:** The APAR indicates additional vertical delineation of surface soils is needed for affected fill material/incinerator ash to the east toward the North Velasco Street ROW and to the northwest toward the vacant northeast portion of the property owned by HHA. This is not identified in the RFP. To what extent does this need to be addressed in our response?

Answer: Please include recommendations or considerations that you feel may be required to ensure a successful cleanup of the site.

43. **Question:** The APAR indicates that the uppermost and second GWBUs beneath the subject property are unaffected. Why would an MSD be needed, which could take years to obtain, and installation of additional monitoring wells for post-closure monitoring?

Answer: The grant application was written prior to completing additional investigation activities and preparing the APAR. Interested consultants are welcome to recommend scope changes based on their professional opinion and new site data presented in the APAR.

44. **Question:** Is further groundwater assessment warranted for the subject property?

Answer: HLB will rely on the opinion of the selected consultant to determine if further groundwater assessment is warranted.

45. **Question:** The ABCA states a sufficient volume of buried fill/waste material and overburden soil (about 10,500 CY loose volume) will then be removed from the Site's southern portion to support the construction of an extension of Ball Street (about 14,000 sq-ft) from the west to North Velasco Street. What is the vertical depth of this excavation?

Answer: Unknown. Please clearly state the assumptions in your cost estimates.

46. **Question:** The ABCA states an additional 14,000 sq-ft area will be excavated to support future amenities or other improvements at the Site. The approximately 10,500 CY of buried fill/waste material and overburden soil from this area will be redistributed across the Site in a manner intended to practically and topographically support the construction of future recreational amenities. What is the vertical depth of this excavation and types of recreational amenities to be built? It would be good to know amenities required for the purpose of knowing subsurface infrastructure depth below the ground surface.

Answer: Unknown. Please clearly state the assumptions in your cost estimates.

47. **Question:** The ABCA states the grass maintenance (i.e., periodic watering) will continue for three months. What is the source for on-site water to maintain the grass covering?

Answer: HLB is unaware of a source of on-site water.