



CITY OF  
**HAYWARD**  
HEART OF THE BAY

**CITY OF HAYWARD  
PUBLIC WORKS ENGINEERING &  
TRANSPORTATION DEPARTMENT**

**April 25, 2018**

**REQUEST FOR PROPOSALS (RFP)  
for  
PROFESSIONAL ENVIRONMENTAL CONSULTING SERVICES  
for  
Hazardous Material and Abatement Study for Route 238 Parcels  
Project**

**QUESTIONS AND ANSWERS  
REVISED PARCELS LIST**

- Q1. Once a contract is in place, when do you plan for the inspections to start? The abatement?
- A1. Phase 1 inspection is expected to start immediately, with bids issued for demolition as soon as we receive the abatement reports. Phase 2 and Phase 3 will follow as the properties are vacated.
- Q2. On page 8 Section F under Resume, RFP says “2 pages maximum.” Is that 2 pages per PERSON or for the entire team?
- A2. Per person, although the shorter the better.
- Q3. RFP also mentions “member/s of the team who will be committed to the project.” Does this mean, key personnel involved with this project, or everyone we currently propose who might be part of the team?
- A3. Key members of the team only, including subconsultants, if any.
- Q4. Address 25584 Maitland was listed twice; phase 1, prop SL no. 5, and phase 2, prop SL no. 3. Is phase 2, prop SL no. 3 supposed to be 25588 MAITLAND? 25588 MAITLAND was not listed on your parcels project spreadsheet, but I believe it's included in this project.
- A4. Yes, 25584 Maitland is listed twice. Property 25588 Maitland is private property. It is not part of this project scope.

- Q5. 21502 Bridge Court appears to be a duplex with 2 addresses: 1467 Grove and 21502 Bridge Court. Should both addresses be included in proposal cost for 21502 Bridge Court?
- A5. There are numerous addresses along Bridge Court and Grove Way. Because many of these dwelling units are attached, they must all be inspected and demolished at the same time. An abatement report will be required for all the units in each building pod. There are five addresses associated with Grove (1457, 1459, 1461, 1463 and 1467). There are five addresses associated with 21502 Bridge Court, including 21510, 21526, 21534 and 21550.
- Q6. 21505 and 21509 Bridge Court are addresses associated with a single 4 or 5-unit apartment building. Please confirm if the entire apartment building is to be inspected?
- A6. Confirmed. They must all be inspected and demolished at the same time. An abatement report will be required for all of the units in each building pod. There are four addresses associated with 21505 Bridge Court, including 21503, 21507 and 21509.
- Q7. 21320 Oak Street is a single unit in a 6-unit apartment building. Please confirm if the entire apartment building is to be inspected?
- A7. Confirmed. Each unit must be inspected, and all units will be demolished at the same time. An abatement report will be required for all the units in each building pod.
- Q8. Please clarify, on pg. 7 of RFP, should PCN read "PCB"?
- A8. Yes
- Q9. Mold Testing
- A9. Mold identification YES, Testing NO.
- Q10. Please check, Phase 1: # 5 & # 8; Phase 2: # 3 & # 11
- A10. Duplicates # 3 & # 11 are corrected. Please see Parcels List (Revised).
- Q11. We found 2 abandoned houses on Bunkerhill, one on either side of 25464. The two addresses on Bunkerhill not on the list are 25472 and 25450. Please advise if those addresses are to be included.
- A11. Property Address 25472 Bunker Hill Blvd. is added to list. Please see Parcels List (Revised).  
Property Address 25450 Bunker Hill Blvd., is a Private Home and is outside of the project scope of work. Please exclude this property.
- Q12. Would you please provide more information on what you would like detailed in the Fee Structure? The RFP states to include a Fee Structure for "all employees proposed to work under this contract" but also mentions that you would like a not to exceed amount. Do you want us to include a total project estimate including the breakdown of costs to perform all tasks listed in the scope of work (including lab,

reporting and all additional non-labor costs)? Or, should we just include a general fee schedule listing the hourly rates for each employee without listing total hours or a total sum?

A12. Detailed Fee breakdown showing hours and hourly rate per proposed task for each staff member with job title, direct billable cost for expenses with any mark-up, sub consultants cost if any, lab cost & testing cost with any markup, all non-direct costs if any, and a Total NTE (Not to Exceed) Cost for the project.

Q13. Is the sample of a previous Pre-Demolition Survey included in the 25-page limit?

A13. Sample is not included in the 25-page limit. Attach as additional information.

Q14. Is there any property that may be related to illegal drug manufacturing (for example methamphetamine)?

A14. Based on Hayward Police Department (HPD) findings, there appears to be no evidence of any illegal drug manufacturing on any parcel.

Q15. Page 11, Section J. SUBMITTAL REQUIREMENTS states there is a 25-page limit for all submitted information for the proposal. Page 13, Section G, Prior Experience and References, bullet number 3, request a sample of a previous Pre-Demolition Survey that has been prepared by FACS. The sample reports range from 25 to 50 pages. Can we provide this sample report as an Appendix not included in the page count? Is it acceptable to also have an Appendix for our subcontractor qualifications requested that is not included in the page count?

A15. Yes, you may provide the sample report as an Appendix or Other Information Section, and this report will not count towards the 25 pages limit. Same response for subcontractor qualifications.

Q16. Is the project schedule described on page 8, in Section E. SCHEDULE required for the proposal or once the contract is executed?

A16. A schedule is required. Please follow RFP requirements.

Q17. Page 6, Other Environmental Issues states there is a potential for presence of other environmental conditions other than asbestos, i.e., mold growth, lead-based paint, PCN-containing equipment, Mercury containing equipment, chemical supplies. Is the CONSULTANT expected to sample for and include the cost for all these unknown environmental conditions in our proposal "not to exceed cost - described in SECTION G. ADMINISTRATIVE PROCEDURES Item 1."? If so, is there a type and quantity of samples the CONSULTANT should use to calculate the total cost?

A17. CONSULTANT is to use their professional judgement for the test types, number of samples and sample locations required to test for known and / or commonly identified hazardous materials that are typically found in buildings of the type being inspected.

Q18. Addresses 25584 Maitland Drive and 25361 Bunker Hill Court are listed both in Phase 1 and Phase 2 groups. Should the double listings be excluded in the scope

for one of the phases?

A18. Yes. See Revised Parcels List.

Q19. Address 25000 Mission Boulevard is listed twice in Phase 2 and an address of 2500 Mission Boulevard is also listed. It appears that these listings are a reference to just two structures. Is this correct? Please clarify.

A19. See Revised Parcels List. 2500 Mission Blvd has been deleted and or modified. CITY will confirm study parcels for each phase with the NTP.

Q20. Address 21320 Oak Street is listed in Phase 3 with a question mark. Is the address correct? If so, this address appears to be a 7-unit apartment building rather than a S.F. House as indicated in the Phase 3 list. Please confirm that the address is correct and also the type of structure (i.e., S.F. House or Multi- Apt.).

A20. See Revised Parcels List. Because these six dwelling units are attached, they must all be inspected and demolished at the same time. An abatement report will be required for all the units in each building pod.

Q21. For the 25 page limit, is it 25 single pages or 50 double sided pages?

A21. Page 11, Section J of the RFP states, double-sided, and no longer than 25 pages.

Q22. The Consultant is to include a sample of a previous Pre-Demolition survey. Can this be included as an Appendix and not be included within the 25 page limit.

A22. Yes.

Q23. In the Other Environmental Issues section on page 7, item 3. Indicates PCN-containing equipment. Is this supposed to be PCB-containing equipment?

A23. Yes.

Q24. Under the Requirements of the Work section, second paragraph, last sentence, "All work shall be reviewed by a Certified Industrial Hygienist (CIH)." For this type of work, a CIH is not required. Please confirm that the City would like the consultant team to include a CIH and provide hours for them within cost proposal.

A24. CONSULTANT should use their professional judgement with respect to the number and qualifications of the personnel performing the work to comply with all federal, state and local government requirements. An hourly rate for the Certified Industrial Hygienist (CIH) should be included in the fee schedule if a CIH is found to be required for the work.

Q25. When presenting the estimated budgets, are we to do so per task (i.e., Task 1-Survey, Task 2-Specification, and Task 3-Abatement Monitoring) for the complete project encompassing all parcels, or should we also separate the tasks by Phase of work (i.e., 3 tasks for Phase 1, 3 Tasks for Phase 2, and 3 tasks for Phase 3)?

A25. Please see Q12 & A12 above. CITY requests fee structure break-down per phase.

Q26. Is Air Monitoring, PM10 Monitoring, required during demolition of structure.

A26. No.

**HAZARDOUS MATERIAL & ABATEMENT STUDY FOR ROUTE 238 PARCELS PROJECT (REVISED)**

<b>PHASE 1</b>				
<b>PROP SL NO</b>	<b>STREET NAME / RESIDENT NAME</b>	<b>ADDRESS</b>	<b>GROUP</b>	<b>TYPE/LAND USE</b>
1	Maitland Drive	25552 Maitland	5	SF House
2	Maitland Drive	25560 Maitland	5	SF House
3	Maitland Drive	25564 Maitland	5	SF House
4	Maitland Drive	25568 Maitland	5	SF House
5	Maitland Drive	25584 Maitland	5	SF House
6	Maitland Drive	25685 Maitland	5	SF House
7	Maitland Drive	25697 Maitland	5	SF House
8	Bunker Hill Court	25361 Bunker Hill Ct	5	SF House
9	Bunker Hill Blvd.	25669 Bunker Hill Blvd	5	SF House
10	NE Corner of Main St / C St	1026 C St	N/A	Building/Not Rte. 238 Parcel

<b>PHASE 2</b>				
<b>PROP SL NO</b>	<b>STREET NAME / RESIDENT NAME</b>	<b>ADDRESS</b>	<b>GROUP</b>	<b>TYPE/LAND USE</b>
1	Virgil Robertson	NE Mission / Tennyson	3	Commercial / Grazing
2	Dennis Young	25314 Bunker Hill Ct.	5	S.F. House
3	Robert Paca & Try/Gail Minor	25672 Maitland Dr.	5	S.F. House
4	David Ventura	25600 Maitland Dr.	5	S.F. House
5	Ronald Franco	25721 Maitland Dr.	5	S.F. House
6	Daniel Forte/Megan Nava	25825 Bunker Hill Blvd.	5	S.F. House
7	Francisco & Leticia Valencia	25346 Bunker Hill Ct.	5	S.F. House
8	Mark Doyne/ Jordon Bunting	25338 Bunker Hill Ct.	5	S.F. House
9	Jonathan Meyers	25386 Bunker Hill Ct.	5	S.F. House
10	Sean Riesing/Padavana & Maria Miller	25311 Bunker Hill Ct.	5	S.F. House
11	Bryan Docter/Pallidin Lemke	25373 Bunker Hill Ct.	5	S.F. House
12	Elizabeth Kepinski	1054 Central Blvd.	5	S.F. House
13		1058 Central Blvd.	5	S.F. House
14	Edward & Lucy Quilice	25720 Maitland Dr.	5	S.F. House
15		25675 Maitland Dr.	5	S.F. House
16		25580 Maitland Dr.	5	S.F. House
17	Kalen & Chelsea Tanaka	25655 Bunker Hill Blvd.	5	S.F. House
18	Lori Moite	25426 Bunker Hill Blvd	5	S.F. House
19	Vicente Morales/ Melanie Edwards	25464 Bunker Hill Blvd.	5	S.F. House
20	Rusty & Victoia Harpine	25410 Bunker Hill Blvd.	5	S.F. House
21	Tracy & Matthew Asturias	25550 Bunker Hill Blvd.	5	S.F. House
22	Paul Sevieri/ Olivia Chavez	25832 Bunker Hill Blvd.	5	S.F. House
23	George Indengren	25840 Bunker Hill Blvd.	5	S.F. House
24	Vernon & Nancy & Shaleena Pries/ Griener	25931 Central Ct.	5	S.F. House
25	Richard Reynaga	25853 Bunker Hill Blvd.	5	S.F. House
26	Kirk & Tanya DeYong/ William Bates	25879 Bunker Hill Blvd.	5	S.F. House
27		25472 Bunker Hill Blvd.	5	S.F. House
28		25568 Bunker Hill Blvd.	5	S.F. House
29		25777 Bunker Hill Blvd.	5	S.F. House
30		25689 Bunker Hill Blvd.	5	S.F. House
31		25991 Bunker Hill Blvd.	5	S.F. House
32		25362 Bunker Hill Ct.	5	S.F. House
33	Parcel Group # 7 (Carlos Bee & Mission)	25000 Mission	7	Part Vacant/Part Auto Sales
34	Abass Asgari, Mikooshesh, Kavianenjad	25000 Mission	7	Car Sales
35	Reza Nilchian Hayward Auto Sales	25030 Mission	7	Car Sales

<b>PHASE 3</b>				
<b>PROP SL NO</b>	<b>STREET NAME / RESIDENT NAME</b>	<b>ADDRESS</b>	<b>GROUP</b>	<b>TYPE/LAND USE</b>
1	Lanetta Day	21502 Bridge Court	8	Multi Apt.
2		21503 Bridge Court	8	
3		21507 Bridge Court	8	
4	Ida Alvarez	21505 Bridge Court	8	Multi Apt.
5	Michele Kelly	21509 Bridge Court	8	Multi Apt.
6	Laurie Alex & Edward Slye (Rent Free - Manager)	21510 Bridge Court	8	Multi Apt.
7	Juan Figueroa & Catrina Vasquez	21518 Bridge Court	8	Multi Apt.
8	Ramona Figueroa & Matias Vasquez	21534 Bridge Court	8	Multi Apt.
9	Joseph & Catherine Matthew	21542 Bridge Court	8	Multi Apt.
10	Jennifer Feeny	21550 Bridge Court	8	Multi Apt.
11	Mouhamad Soubra	21557 Bridge Court	8	Multi Apt.
12	Bille Chandler	21526 Bridge Court	8	Multi Apt.
13	Marco & Anda Maric	21558 Bridge Court	8	Multi Apt.
14	Marlen/Jose Rodriguez	21320 Oak St. Unit 1	8	
15		21320 Oak St. Unit 2	8	
16		21320 Oak St. Unit 3	8	
17		21320 Oak St. Unit 4	8	
18		21320 Oak St. Unit 5	8	
19		21320 Oak St. Unit 6	8	
20		21322 Oak St.	8	
21		21324 Oak St.	8	
22		21326 Oak St.	8	
23		21328 Oak St.	8	
24		1435 Grove Way	8	
25		1453 Grove Way	8	
26		1457 Grove Way	8	
27		1459 Grove Way	8	
28		1461 Grove Way	8	
29		1463 Grove Way	8	
30		1467 Grove Way	8	
31	Marlen/Jose Rodriguez	21320 Oak St.	9	