



## Frontier Housing Inc – Hayswood Hospital Project

### RFP Question & Answers, FAQ's, & Addenda

1. Will the answers to the questions be posted on this website?
  - Frontier's site <https://frontierky.org/hayswood-hospital/> and
  - BTADD's site <https://btadd.com/hayswood-brownfield/>
2. Are you anticipating posting responses to questions as they come in or do you plan to wait until after the March 18<sup>th</sup> deadline to post a single response to all questions?
  - Questions and Answers, as well as addenda will be issued as they are made available and can be answered by Frontier.
  - Bidders should check for updates periodically until the due date of the bid.
3. Did an environmental consulting firm assist Frontier Housing Inc. in preparing this brownfield grant application?
  - Frontier sought the expertise of the state and other environmental professionals with certain aspects of the project including Phase I, Phase II, and ABCA.
  - An environmental consulting firm **did not** write the grant application.
4. Can a copy of the Brownfields grant application be provided?
  - The Brownfields grant application **will not** be provided.
  - Should you have specific questions please submit them in writing and they will be answered on the **Q&A** on each of the websites listed above.

5. Can a copy of the draft ABCA, Phase I, Phase II, Structural Report, Lead Based Paint Inspection Report, Asbestos Inspection Report, and Fluorescent Bulbs and Light Ballasts Report be provided?
  - EPA guidelines limit the release of certain documents that are not formulated by a public agency as part of the RFP process.
  - State public records related to environmental assessments conducted at Hayswood Hospital, Maysville, Kentucky may be requested through an open records request directed to the Kentucky Energy and Environment Cabinet, through the following link: [EEC.KORA@ky.gov](mailto:EEC.KORA@ky.gov) . Include as much detail as possible about the records you are seeking for former Hayswood Hospital - Agency Interest #67833.
  - The structural report is available on the websites listed above.
  - Public records related to the Army Corps of Engineers report referenced in the RFP may be requested under the Freedom of Information Act from the Corps of Engineers (Huntington District) through the following link: [FOIA-LRH@usace.army.mil](mailto:FOIA-LRH@usace.army.mil).
  
6. Does Frontier Housing believe that all the environmental sampling has been completed (i.e., no more sampling of LBP, ACM, FLB, or PCB Ballast is needed before the items outlined in the scope of work)?
  - Frontier is unsure if additional testing is necessary. That will need to be determined by the Environmental Consultant in conjunction with the owner, state, and federal partners. Per the RFP – fixed costs should be provided for finalizing the ABCA, preparing a cleanup action plan, preparing a QAPP, and preparing detailed cost estimates and bid packages; Per the RFP – a rate schedule or pricing of anticipated costs should be included in the proposal as a basis for all other project activities.
  - Information regarding quantities and/or estimations of contaminants have been derived from previous studies/reports in an effort to provide bidders with as much information as possible.
  - **These should not be relied upon as definitive.**
  
7. From the Brownfields grant application, was the number of days for abatement activities anticipated included? This information is requested to scope (item number 9).
  - The application **did not** stipulate anticipated days for abatement.
  - The application did allow for reporting of abatement/remediation activity within the 'tasks' section of the application to span over a 5-quarter period (15 months).
  - This should not be misconstrued as Frontiers' attempt to pinpoint the length of time necessary for abatement.
  - A determination will be made by the QEP as to the recommended contract length for abatement and remediation.

8. What is the anticipated frequency and count of status reports to the owner (item number 12)?
  - Monthly status reports will be required during the period of abatement and remediation, at minimum.
  
9. How many public meetings are anticipated for (item number 11)?
  - The owner anticipates a public meeting, training, workshop quarterly.