



QUESTIONS & RESPONSES #03

RFP or RFQ / TITLE 071720| Earley Business Center Master Plan and Redevelopment

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SUBMITTAL DUE DATE 8/10/2022 @ 2:00 PM (PDT)

Q&A ISSUE DATE 8/8/2022 @ 1:20 PM (PDT)

PROPOSER QUESTIONS	PORT RESPONSES	RFP/ RFQ Section
<p>Please confirm the due date for submittal of qualifications is Friday 8/26/22. The solicitation timeline in Attachment "A" notes that submittal packets are due August 10, 2022.</p>	<p>See Addendum 01.</p>	<p>COVER PAGE</p>
<p>On page 8, the RFQ states "SOQ's are limited to 20 pages (8 ½ by 11 inch) including the cover letter and any submitted appendices, but excluding the compensation proposal and references."</p> <p>Then on page 9, it says "Resumes of the key individuals may be included as an appendix and are not included in the total page count."</p> <p>These statements contradict each other.</p> <p>Are resumes (as an appendix) included in the page count?</p>	<p>If resumes are submitted as an appendix, then they are not counted in the total page count. Addendum 02 has now been posted to the procurement site to correct this contradiction.</p> <p>The correct statement is: "Resumes of the key individuals may be included as an appendix and are not included in the total page count."</p>	<p>SOQ ELEMENTS & EVALUATION CRITERIA</p>
<p>In the Scope of Services, item #2 states the Port is looking for a "Market Analysis and Feasibility Study for Maritime-Related Services." However, in the bullet points listed beneath this title, it does not describe what we typically think of as a market or economic study. Is a market or economic study required as a part of the Scope of Services, or just the work described in the bullet points below?</p>	<p>1. We are looking for a Market Analysis and Feasibility Study for Maritime Related Services (2a).</p> <p>2. We are looking for concepts and ideas surrounding the items noted in 2b thru 2e.</p>	<p>SCOPE</p>

<p>10. In Section F- SOQ Elements & Evaluation Criteria, there is a reference to a Compensation Proposal. Can you please clarify if this is required as part of this SOQ response?</p> <p>11. How does current parking support the existing operations? If B-532 is kept open how much parking will need to be available?</p> <p>12. Has the Port been in discussions yet with the city development staff? If so, are there any pre-app notes available for those discussions?</p>	<p>1-. A compensation proposal should not be submitted with the statement of qualifications. The Port will negotiate with the selected firm/team following selection.</p> <p>11. Certain areas of the EBC are leased for various operations and parking. These areas will need to be adjusted by the Port based on the new building final design and footprint.</p> <p>12. The Port has not had any discussions with the City regarding this planning and design effort to date.</p>	<p>SOQ ELEMENTS & EVALUATION CRITERIA</p>
<p>1. Does the Port plan on keeping tenants within Building 532 operating during construction?</p> <p>2. Does the Port anticipate or support a phase permit process, if recommended?</p> <p>3. Will Port staff support the identification of potential grants and funding mechanisms in collaboration with the Consultant?</p> <p>4. Will the Dept. of Ecology Interim Action Workplan require a certificate of clean site prior to construction starting on the new Building 532?</p> <p>5. What have Ecology's response timeframes been like? Will they dedicate a team member to work with this project on the Interim Action Workplan to ensure timely responses?</p> <p>6. Is there a Port parking standard?</p> <p>7. Does the Net Zero-Emission standard apply to Port tenant buildouts and operations as well?</p>	<p>1. Yes, existing tenant operations will remain in place in building 532 during design and construction.</p> <p>2. Potentially, circumstances, impacts and other considerations would need to be addressed and vetted</p> <p>3. Yes</p> <p>4. It is the Port's intent to develop a plan with Ecology that minimizes the time between removal of contaminated material and approval to begin backfill and/or construction. As with any plan confirmation sampling, turn around and reporting time will be critical to maintain critical path during construction.</p> <p>5. This site has an Ecology Project Manager, As noted in 4, it is the Port's intent to develop a plan that will minimize response times during construction.</p> <p>6. No, parking will be required for both POV's, trucks and so forth depending on the final layout. City standards for parking lots, roads and so forth will be followed.</p> <p>7. The extent of this will be determined by Commission input during the evaluation phase as noted. Tenants would be expected to follow the same procedure to develop concept development plans with cost estimates and to evaluate energy saving measures and determine which one's have acceptable pay back.</p>	<p>SCOPE</p>
<p>Section F. SOQ Elements & Evaluation Criteria states: SOQ's are limited to 20 pages (8 ½ by 11 inch) including the cover letter and any submitted appendices, but excluding resumes, compensation proposal and references.</p> <p>This mentions a compensation proposal, but the section does not include any other details about this. What is the Port expecting for this requirement? Are we expected to complete and submit Attachment C?</p>	<p>The compensation refers to the rate sheet, which will be included in the final contract. Please see page 29 of the RFQ for the template.</p> <p>We request that it be a separate PDF so as not to be included in the evaluator documents.</p>	<p>SOQ ELEMENTS & EVALUATION CRITERIA</p>