

Questions and Responses

Site Selection for Southwestern Montana Veterans Home

RFP A/E #2010-40-01

January 7, 2010

Question 13: The 30 mile radius mentioned in the selection criteria allows for an overlap of statistics for Silver Bow and Deer Lodge, and Powell with Deer Lodge- are we meant to total the stats in our application?

Response 13: If the responder disagrees with the state provided numbers or information for your county and have better statistics of service providers within a 30-mile radius of the site then you may qualify these numbers in your proposal. It is not acceptable to add together and utilize a total of the three counties in your proposal. The State provided information is there for reference, if you have more accurate data it should be used in your proposal submission.

Question 14: What does a Phase I Environmental Assessment or Audit consist of?

Response 14: The Environmental Audit/Assessment is conducted to determine the environmental integrity of the site and adjacent properties. This type of audit addresses issues related to past and present land uses and provides information concerning potential and/or existing contaminant sources. This auditing process answers the question, "Is there any reason to suspect that the environmental integrity of the subject or adjacent properties has been impacted by the presence of contamination?" The activities that constitute an Environmental Audit may include the following:

1. Site Reconnaissance (on the subject site, adjacent, and proximate properties);
2. Interviews (for the subject site, adjacent, and proximate properties);
3. Historical Aerial Photographic Review;
4. Historical Land Titles Search; and
5. Regulatory Agency Enforcement Action and Municipal Records Research.