



QUESTIONS AND ANSWERS No. 01

Conservation Easement Holder for Upper Clear Creek Mitigation Bank

Contract No. **070878**

Project No. **Various**

CONTACT: Juli Tuson, Contracts & Procurement Analyst

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DATE OF ISSUE QUESTIONS AND ANSWERS: Friday, March 9, 2018

Question #	BIDDER QUESTIONS	PORT RESPONSES	Question to Port Date	Response Issued - Date	Attached Document
1	On page 5, item D – RFP Elements & Evaluation Criteria, it says the proposal is “limited to 8 numbered pages excluding the cover letter and all appendices.” What information is required in the appendices? Would that just be the compensation information?	Appendices are not required.	3/6/2018	3/9/2018	NA
2	Will the Port of Tacoma own the underlying fee property in perpetuity, or can the Port sell/transfer the site in the future?	The Port of Tacoma will own the underlying fee property in perpetuity.	3/8/2018	3/9/2018	NA
3	Are there any specific requirements for the conservation easement language required by the Army Corps of Engineers?	Yes. The USACE has a general CE guideline document that the Port has used as a starting point for the CE. This document will be further revised based on discussions with the selected third party CE holder and the USACE.	3/8/2018	3/9/2018	NA
4	After all of the credits have been distributed from the bank with the Port of Tacoma continue to be responsible for the stewardship activities, ecological function and health of the bank site?	Yes.	3/8/2018	3/9/2018	NA
5	Typically, when we analyze the cost of holding a conservation easement we base that cost off of holding the easement in perpetuity. Should our cost estimates be for holding this easement in perpetuity, or only for a 10-year period of easement monitoring and enforcement?	Cost estimates should be for holding the easement in perpetuity.	3/8/2018	3/9/2018	NA



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6	Can you please clarify the status of the baseline documentation report (as-built)? Page 3, Section C. 1. the RFP states "Confirm the baseline documentation report (as-built)." Page 4, Section C. states "Deliverables may include: A hard copy and digital copy of the baseline documentation report." Does a baseline documentation report already exist and you desire it be reviewed/confirmed and amended if needed? Or do you expect an entirely new baseline documentation report to be created? Do you intend for the baseline documentation report to be updated when the bank construction is complete?	There is already an as-built (baseline documentation) report. The third party CE holder is not expected to create an entirely new baseline documentation report. Bank construction is already complete; therefore, the CE holder should confirm the conditions of the as-built.	3/8/2018	3/9/2018	NA
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