

RFP Questions and Answers

Professional Services For Site-Specific Brownfield Cleanup Project Former Condon Grade School

June 23, 2025

1. SURVEY REPORT – In order to obtain accurate cost proposals from abatement subcontractors, bidders will need access to the detailed information contained within the two survey reports. How soon can we get complete copies of the two survey reports?

[Additional Condon Grade School files will soon be posted to the Port of Arlington website:](#)

- [HBM Survey 2022](#)
- [Phase 1 ESA 2021](#)
- [Phase 1 ESA 2023](#)

2. PROJECT OWNERSHIP – For the purposes of determining what wage rates to apply to this project, please confirm whether or not this is a public works project. Is Sentry Corp a private entity or a branch of the Port of Arlington?

[We confirm that this is a public works project by Port of Arlington Environmental Sentry Corp, duly registered with the State of Oregon, and governed by its officers and board of directors.](#)

3. DISPOSAL – Is there a local discount agreement with Arlington Landfill for free disposal? Will this project qualify under that agreement?

[Gilliam County entities receive free disposal for up to 200 tons of waste. Therefore, the intake documentation to Waste Management should be submitted in the name of Sentry for discount, with full responsibility for waste submittals/compliance to be performed by the selected firm.](#)

4. How many sq ft of floor tile is 2 layers and how much is covered with carpet?

[Please refer to the HBM Survey and ESAs for further details.](#)

5. Is there asbestos-containing mastic on the wood floor? And if so, does wood have to be removed?

[Please refer to the HBM Survey and ESAs for further details.](#)

6. Are the wages to be paid based on Boli? or Davis Bacon?

[This project is subject to both the state prevailing wage rate and the federal Davis-Bacon Act. Sentry opts to use the federal method described in 29 CFR 1.6 to establish the applicable state prevailing wage rates for the project. OAR 839-025-0020\(6\)\(D\)](#)

7. Are we to include demo of walls and ceilings to access pipe and duct throughout? Or are the quantities based on exposed material?

Please refer to the HBM Survey and ESAs for further details.

8. What is the schedule for the work to be started and completed?

The RFP asks work to begin this summer, with completion no later than September 30, 2026. Proposals and schedules should provide adequate time to successfully perform the full range and sequence of tasks involved. As an example, Sentry recognizes that QEP coordination, community outreach, and other tasks need to be performed before environmental remediation.

9. Is there MWESB requirements?

Generally, please follow [Disadvantaged Business Enterprise \(DBE\) Goals](#) section in the RFP. The State of Oregon MWESB registry will also show those businesses with certifications.

10. Does the Port want the abatement Contractor to provide the scaffold for the exterior abatement?

The selected proposal firm will be responsible for providing all materials and methods to successfully accomplish the work, and to manage any work with their subcontractors.

11. Is it the Owner's intention to safely remove and dispose of ALL lead paint in this building? If so, as a practical matter, this would involve demolishing all ceilings and walls down to the studs. Is that the expectation of the Owner?

Please refer to the HBM Survey and ESAs. As the project proceeds, the selected firm will gauge the effectiveness and efficiency of full abatement for re-purposed use vs demolition.

12. The ABCA report also recommends that the HBM survey report(s) be provided to contractors for future work. Will we have access to the reports for this work?

Additional Condon Grade School files will soon be posted to the Port of Arlington website:

- HBM Survey 2022
- Phase 1 ESA 2021
- Phase 1 ESA 2023

13. Can you confirm the substrate underneath the exterior stucco?

Please refer to the HBM Survey and ESAs for further details.

14. The RFP indicates in Section 2 that “Based on prior environmental studies performed, a sufficient level of site characterization from environmental site assessments have been completed for remediation work to begin at the Property and Sentry anticipates work to begin this summer”.

Considering the intent to award date of August 15, 2025, please confirm that the Port intends to have the selected contractor begin work in Summer 2025 but not complete the cleanup activities. The RFP asks work to begin this summer, with completion no later than September 30, 2026. Proposals and schedules should provide adequate time to successfully perform the full range and sequence of tasks involved. As an example, Sentry recognizes that QEP coordination, community outreach, and other tasks need to be performed before environmental remediation.

15. Can the Port confirm the future plans/uses for buildings (e.g., residential use, demolition, etc.)?
Future plans/uses are unconfirmed, although prior work did evaluate and envision successful re-use of the site for workforce housing. As the project proceeds, the selected firm will gauge the effectiveness and efficiency of full abatement for re-purposed use vs demolition.
16. Although not explicitly stated, we are assuming that the cleanup activities will need to be conducted in compliance with Oregon Prevailing Wage Rates or federal prevailing wage rates pursuant to the Davis-Bacon Act. Please confirm.
This project is subject to both the state prevailing wage rate and the federal Davis-Bacon Act. Sentry opts to use the federal method described in 29 CFR 1.6 to establish the applicable state prevailing wage rates for the project. OAR 839-025-0020(6)(D).
17. Section 2d. indicates “Progress Reports: Describe Progress Reports you will provide and enclose examples”. Please confirm that examples can be attached and not count toward the 15 page limit.
Progress Report examples should be attached and will not count toward the 15-page limit.
18. Section 2f. indicates “Cost Schedule: Proposer’s Cost Schedule shall be submitted together with the Proposal, but in one (1) separate attachment, submitted electronically”. Please confirm if this separate cost schedule counts toward the 15 page limit.
The Cost Schedule should be attached separately and will not count toward the 15-page limit.