



CLARK COUNTY

RFP #941

BIORETENTION FACILITY CBP3 PROGRAM DEVELOPMENT

QUESTIONS and ANSWERS

UPDATED: OCTOBER 30, 2025

	QUESTION	ANSWER
1.	Will MacKay Sposito provide bioretention maintenance plan?	Yes, but no deliverables or documents will be available until February 2026.
2.	What is current budget/funding?	See RFP Section IA, General Information item 4 Project Funding
3.	Will you be posting pre-submittal meeting attendees online?	Yes.
4.	Who worked on this project to bring it to this point?	MacKay Sposito is contracted by Clark County to develop bioretention maintenance plan. Environmental Incentives and Herrera Inc were contracted by Washington Department of Ecology to assist participants in Ecology's Learning Network for Stormwater Community-Based Public-Private Partnerships. Clark County is a participant in the Learning Network and received support from Ecology's contractors.
5.	What is Clean Water most looking forward to? What is the biggest challenge?	Looking forward to maximizing benefits from our bioretention facilities, improving EJ and service to currently underserved communities. Challenges include heavy workloads for county staff, complexities of developing a pay-for-performance purchasing and legal model that can work for the county.
6.	Please clarify the intended scope of Phase 2 pilot implementation. 60 or 600 facilities	The Phase 2 pilot will focus on improving sixty (60) bioretention facilities in the "Rebuild" category.
7.	Are the RFP and contract template deliverables in Phase I intended to address only the pilot phase or additional future phases?	The templates will first be applied to the pilot phase. However, our intent is that the templates will be easily scalable to address future phases, and if possible provide a good baseline for other

		potential CBP3 or Pay-for-Performance projects beyond bioretention maintenance.
8.	Can you clarify what the differences in content should be between required sections 3. Management Approach and 4. Understanding and Approach?	There is often some overlap in answers for these two sections. Proposers typically cover topics such as project administration, communications, and meetings under section 3, while section 4 is typically focused on the proposer's conceptual understanding of the project, details about technical approach and steps, etc.
9.	Can we include a cover letter/executive summary in our proposal? If so, is it a part of the 15-page limit?	No, do not include cover letters or executive summaries. Do not exceed the stated page limit. See RFP Attachment A Cover Sheet requirements
10.	Can the county define what is included in "Re-build" vs. "Replenish" categories? Will the Phase 2 Pilot implementation of 60 facilities be focused on revegetation/replenish or on re-build?	The Phase 2 pilot will be focused solely on facilities in the "Re-build" category. Facilities in the "Re-build" category are expected to require complete removal of existing soils, plants, etc, followed by reinstallation of soil media, plants, and mulch, or by conversion of the facility to an alternative BMP such as grass-lined infiltration swales. Facilities in the "Replenish" category are expected to require supplemental vegetation and mulch installation, but the work does not include soil removal/replacement or potential conversion to alternative BMPs.
11.	Please confirm if the winning team and/or their subconsultants will be conflicted out from pursuing the subsequent RFP that is developed as part of this contract.	No, any qualifying firm is welcome to pursue future opportunities.
12.	On Attachment A, Cover Letter: Please clarify what "Program Location (if different from above)" means and what specific information the county is asking for in that box.	Attachment A Cover Sheet Program Location box refers to alternate physical locations where an office/branch or proposer may reside separate from the main office/branch.
13.	Will all cost estimates—both capital (CapEx) and operations and maintenance (O&M)—be provided under the 2024 services agreement to inform the future solicitation of P3 partner(s)?	The MacKay Sposito bioretention maintenance program document will contain general cost estimates for the different categories of anticipated work.
14.	Will the CBP3 contract(s) encompass all 600 bioretention facilities, including any future additions?	The Phase 2 pilot implementation will only address 60 high priority facilities. Subsequent CBP3 or Pay-for-Performance contract iterations are expected to encompass all 600 bioretention facilities.

15.	What is the current annual maintenance expenditure for the 600 bioretention facilities, and what is the source of funding for this expenditure?	Annual cost for routine maintenance is estimated at \$1000 per facility. Facilities in the Re-build and Replenish categories are expected to exceed those costs until established. Maintenance funding is provided by the county's Clean Water Fund.
16.	Does the Phase 1 scope in the RFP 941 include any preliminary design work?	No.
17.	Since the RFP does not include any construction and is purely a consulting service, we are requesting that Pollution and Asbestos Liability insurance be deleted.	Clark County Risk Management reviews RFP projects to ensure coverages are at the required levels. The proposer that is selected for contract negotiation may submit this request during the contract negotiations phase. The County may or may not act on the request.
18.	The specific liability coverages included in the RFP are at the higher end of industry standard limits for consulting services. Hence, we are requesting that the additional Umbrella Liability coverage be deleted, especially since the consulting fees are limited and is only a portion of the grant amount available.	Clark County Risk Management reviews RFP projects to ensure coverages are at the required levels. The proposer that is selected for contract negotiation may submit this request during the contract negotiations phase. The County may or may not act on the request.
19.	Is the current service provider on the ongoing contract conflicted from being part of this procurement?	No. Any qualified firm may compete for this RFP. Also please see #11 above.
20.	The slide show for the prebid indicated that the pilot would include 60 in the "re-build" category. Can you please define the actions/maintenance needs for bioretention facilities in this category?	Please see #10 above.
21.	Will the County post the slides from the prebid meeting?	Please contact the Project Manager, Jeff Schnabel at Jeff.Schnabel@clark.wa.gov for a copy of the slides from the pre-bid meeting.