

Request for Qualifications Walker County Brownfield Program

Professional Consulting Services

Request For Qualifications No.: FY2020-FY2025

September 11th

Submit to: Elizabeth Wells

ewells@lafga.org

RFQ DUE DATE:

October 7, 2020

I. Introduction

Walker County, in partnership with the Walker County Development Authority (WCDA), City of Lafayette, City of Chickamauga, City of Rossville, invites interested parties to submit statements of qualification and experience to provide environmental and engineering consulting services on a task order basis for the County's Brownfield program.

The WCDA seeks to select a firm or team with documented experience providing:

- Brownfield grant writing for EPA programs
- Phase I & II Environmental Site Assessments (ESAs)
- Cleanup, planning and remediation design
- Grant programmatic assistance
- Community engagement support
- Other services related to EPA Assessment, Cleanup and Brownfield Revolving Loan Fund (RLF) Grants

The selected consultant will provide support in the identification of potential funding sources and will assist Walker County and WCDA in the researching, writing and submission of grant applications.

The objectives of WCDA and this RFQ are to complete the following:

- Develop a successful Brownfield initiative by assisting the County and Cities with development, implementation, and management of the project and grant program
- Identify and pursue future Brownfield funding and resources
- Encourage community involvement in the Brownfield process
- Identification of prospective developers who will be interested in redeveloping catalytic brownfield properties
- Leverage state brownfield program benefits.

Statements of Qualifications are due no later than 5 p.m. EST, on October 7th. They may be hand delivered to WCDA or sent by US Mail or private courier to Walker County Development Authority, Attn: EPA Proposal - October 7, 2020, 101 South Duke St., P.O. Box 445, Lafayette GA 30728.

Note: Questions regarding this RFQ must be submitted in writing to Elizabeth Wells at ewells@lafga.org, no later than close of business on September 30, 2020.

II. Scope of Work

All anticipated and future work performed by the selected firm will be in compliance with EPA grant Terms and Conditions. The consultant will be expected to perform the following tasks on an as-needed basis:

1. **Grant Preparation and Administration:** The consultant will be asked to take the lead in the preparation and submission of an EPA Coalition-Wide Assessment grant(s) application, in coordination with the participatory cities within Walker County, with input and review by the WCDA. Included in this task is the collection of data required in the grant application(s), meeting with existing community groups and assisting in the identification of potential properties or areas to be included in application(s). Once grants have been awarded, the consultant will, with the WCDA's help and guidance, provide grant management and implement the grant project.
2. **Property Identification and Inventory:** The consultant will work with the WCDA to identify, develop and refine a catalog of potential Brownfield properties. Included in this work will be the development and implementation of a set of criteria to prioritize the identified properties for evaluation.
3. **Site Characterization and Assessment Activities:** As part of the work, the consultant will be asked to conduct Phase I Environmental Site Assessments (ESA) and Phase II ESAs. Included in this task is development of the following plans:
 - Generic Quality Assurance Project Plan (QAPP);
 - Site specific Quality Assurance Project Plans (SS-QAPPs);
 - Health and Safety Plans (HASP); and
 - Site investigation reports.

Documents are required to follow applicable state and industry standards including ASTM and All Appropriate Inquiry (AAI) standards for property transactional work.

4. **Community Involvement Assistance:** The consultant will support the County in public involvement and community outreach activities to ensure that the community concerns are considered and addressed in the assessment planning and execution process of the projects. The following activities may be included.

- Develop a community engagement plan that details a strategy for involving the community in Brownfield activities.
 - Conduct public meetings and hearings to solicit community interest and provide educational information
 - Facilitate a Brownfield working group that will be tasked with reviewing and recommending sites to be assessed
 - Develop and implement effective methods of communicating information about the Brownfield program to the public (website, information sheets, mailings, etc.)
 - Consult with prospective private landowners and developers to encourage participation in the program.
5. **Cleanup and Development Planning:** The consultant will complete site-specific cleanup and redevelopment planning documents, including Analysis of Brownfield Cleanup Alternatives (ABCA), site remediation work plans, conceptual redevelopment site plans, etc. In addition, the Consultant may be asked to conduct community visioning sessions, charrettes, and/or workshops to solicit input and generate redevelopment options regarding the redevelopment of specific properties. The Consultant may also assist in the negotiation of brownfield agreements with state and federal regulatory agencies.
6. **Cleanup and Remediation Activities:** The consultant will be asked to complete cleanup and remediation of selected Brownfield properties in accordance with the State Brownfield Program, other agency requirements, and/or EPA requirements. Activities may include the preparation of a Quality Assurance Project Plan (QAPP) and Health and Safety Plan (HASP), securing all approvals and permits, completing confirmation sampling activities, developing bid documentation, coordinating and overseeing site remediation activities, and/or completing the site remediation activities.
7. **Other Brownfield Related Duties:** Other duties may be required for a successful program but have not been anticipated in this call for services.

III. Response Format/Evaluation Criteria

One (1) original and two (2) copies of the statements of qualifications and experience shall be submitted in addition to one electronic copy on a CD or flash drive. The submittal shall include a cover letter, not to exceed two pages and not considered part of the narrative. The entire proposal shall be sealed and identified as follows:

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The proposal narrative shall be no longer than 25 pages and shall include the information outlined below.

To ensure fair and equitable evaluation, proposals must be organized into the following separate sections.

1.0 Experience and Capacity

The response shall include a summary of the following:

- History of the firm's experience providing Brownfield services as described herein;
- Brownfield grant writing experience and success rate;
- Brownfield grant programmatic experience/capacity;
- Description of the firm's organizational structure and the names and experience of key individuals who will be involved in the successful execution of the grant funded project. The response shall include an organization chart;
- Documented experience working with EPA Brownfield Project Officers and State regulatory agencies;
- Disclosure of any potential conflicts of interest;
- Documentation of insurance.

2.0 References

The response shall include at least six (6) references for similar services that have been provided by your firm and the dates of service. Please include the reference name, company, email address, and phone number. Also include a description of the services provided.

3.0 Proposed Methodology

A description of how the firm will complete the scope of work described herein. Include a description of the relevant services provided by your firm. Finally, include a concise statement of why your firm should be selected by WCDA.

4.0 Fee Schedule

The entire response shall include an hourly fee rate schedule and will specify a proposed mark-up for subcontractors. Any budgetary assumptions must be stated in the submission. The entire response shall be sealed in a separate envelope and noted as "Fee Schedule" on the outside of the envelope.

IV. Selection Criteria

The responding firms will be evaluated on the following criteria.

- Experience and ability to complete the work;
- Demonstrated Brownfields experience including successful grant writing and administration along with a demonstrated ability to work with EPA and State Agencies;
- Approach and understanding of the scope of work;
- Proven track record of community engagement;
- Environmental assessment experience;
- Quality of performance on similar projects;
- Fee Schedule.

Oral presentations to the County, WCDA, and Cities may be requested. The request for an oral presentation shall in no way constitute acceptance or imply that an agreement is pending. WCDA reserves the right to award this opportunity based on the initial RFQ response without oral presentations. WCDA will only select one firm under this request for qualifications.

WCDA reserves the right to reject any and all responses and to make an award that is in their best interest. Firms not selected will be notified in writing by WCDA.