

Request for Qualifications

Consultant Selection for Assistance with *U.S. EPA Brownfields Cleanup Grant* for the Jefferson County Economic & Industrial Development Authority

BROWNFIELDS PROJECT – Former Trinity Steel Site

Jefferson County Economic and Industrial Development Authority (the Authority) entered into an Intergovernmental Agreement with both the City of Birmingham and Jefferson County to purchase the former Ingals Ironworks and Trinity Steel property in 2005. Since acquiring the property, the Authority has removed former industrial buildings as well as conducted Phase I and Phase II environmental site assessments on the property. The Authority submitted the property to the Alabama Department of Environmental Management's (ADEM) Voluntary Cleanup Program (VCP). The Voluntary Cleanup Plan has been approved by ADEM. A copy of the VCP is available upon request.

In order to move forward with the final cleanup of the site which will lead to the ultimate goal of redevelopment, the Authority applied for and received a Brownfields Cleanup Grant from the U.S. Environmental Protection Agency for revitalization of sites. This grant is issued through EPA Region 4 for the cleanup of sites contaminated with hazardous substances.

The site is bounded to the west by 6th Street South, to the north by Golden Flake Drive and to the east by CSX rail lines. To the south of the site are various commercial/industrial facilities and 6th Avenue South. Public and residential properties are located to the west and southwest of the site, across 6th Street South. (Aerial Photo & Site Map Attached)

SITE ENVIRONMENTAL INFORMATION

The data collected during previous assessments indicates that the elevated concentrations of metals (arsenic, chromium, and lead) in surficial soil and stream sediment represent the primary area of concern for the site. Additionally, localized semi-volatile organic compounds (SVOCs) detected in subsurface soil (at a depth interval of five to ten feet below land surface) represent what appears to be an isolated area of concern. Finally, chemicals of concern (COCs) similar to those detected in on-site soil were detected in the adjacent stream sediment.

How Property Became Contaminated and Nature and Extent of Contamination

The source of the noted contamination at the site is likely the result of multiple years of industrial operation and steel fabricating at the property. The COCs noted in soil are consistent with those of a former metal fabricating operation and heavy industrial use. The contamination is primarily present in surficial soil with localized areas of subsurface

soil impact immediately north of the former fabrication facility. The surficial soil contamination is present primarily in the areas to the north and west of the former fabricating facility and is thought to be limited to a depth of approximately one foot below land surface.

SCOPE OF WORK

The grant awarded to the Authority will fund the final cleanup of the former Trinity steel site. The site is located just west of I-65 at the 6th Avenue South exit in the Titusville community near downtown Birmingham. The site is approximately 27 acres.

Jefferson County Economic & Industrial Development Authority (JCEIDA) is seeking professional consulting services from qualified firms or individuals to assist in the management of the U.S. EPA Brownfields Cleanup Grant activities. The scope of work is for environmental cleanup, remediation and associated activities for the contaminated areas at the former Trinity Steel site. The qualified firm selected for this contract will be expected to complete on its own, or subcontract out, the majority of field work as approved for amended by the approved Voluntary Cleanup Plan and to serve as the Authority's agent with any subcontractors and relevant agencies to ensure compliance with U.S. EPA and State of Alabama requirements and the Authority's objectives.

The lead organization throughout the cleanup project will continue to be the Jefferson County Economic & Industrial Development Authority (JCEIDA).

Scope of work includes:

- Serve as technical liaison between JCEIDA, the Alabama Department of Environmental Management (ADEM), EPA, and subcontractors
- Develop and maintain project budget, as approved by the Authority, to ensure completion of project goals as outlined in the grant
- Assist in coordination of a project kick-off meeting for the Project
- Assist in Community Outreach activities as outlined in the grant
- Assist in Health Monitoring as outlined in the grant
- Preparation and Submittal of Project and EPA Reporting Requirements
- Assist with preparing and negotiating any amendments to the approved Voluntary Cleanup Plan with ADEM as may be required

In addition, the selected Consultant will assist in preparation of all necessary reporting forms to be submitted by the Authority to EPA, including monthly, quarterly and close-out reports, financial reimbursement forms, MBE/WBE forms, and required forms for compliance with EPA and projects utilizing Federal funds.

JCEIDA and the selected Consultant will continue to work closely with the appropriate contacts within ADEM to carry out the activities included in the Voluntary Cleanup Plan (VCP) that has been approved and accepted for this site.

Deliverable:

The selected consultant must demonstrate an ability to deliver the following items in a

timely manner. Additional items may be required other than those included in the following list as the project progresses.

- 1) Online ACRES Reporting – Property Profile Forms
- 2) Monthly Activity Reports
- 3) Quarterly Reports for Submittal to EPA
- 4) Environmental Health & Safety Plan
- 5) Quality Assurance Project Plan – Cleanup verification/post confirmation
- 6) Risk Assessment Report
- 7) Cleanup and Redevelopment Plans
- 8) Close-Out Report & Final Cleanup Documents as Required
- 9) Analysis of Brownfields Cleanup Alternatives (ABCA)
- 10) Community Relations/Outreach Plan

Requirements for Consideration:

- Must be approved by JCEIDA and have demonstrated acceptable prior experience on similar projects
- Must attend mandatory meetings with JCEIDA to review scope and schedule
- Must submit three (3) copies of Response to RFQ by the required submittal date
- Must be licensed to perform this type of work in the State of Alabama
- Must submit proof of Liability Insurance

All applicant responses to this RFQ must include (i) applicant experience in environmental cleanup and remediation in the State of Alabama, (ii) availability of key personnel along with background and experience of personnel who will be performing work, and (iii) any specialized experience of the firm relative the brownfield cleanup activities.

CONSULTANT SELECTION

The Authority will select a consultant based on the history and experience of the firm; qualifications of key staff assigned to the project; project approach; and previous experience with EPA Grants, specifically Brownfield Cleanup Grants. Submitted proposals should demonstrate knowledge and understanding of the objectives and goals of current redevelopment and revitalization plans for the Trinity Site.

Responses to the Request for Qualifications (RFQ) should include the following sections:

- 1) *History and Experience of the Firm* - Describe the firm's history, the qualifications of the principals and specific expertise as it relates to the management of EPA grants, cleanup and redevelopment planning and public involvement
- 2) *Key Staff Assigned to the Project* – Provide information on the specific personnel that will be assigned to the project including their hourly billing rate. Personnel identified in the proposal must be the principal staff that will work on the project and represent a majority of hours billed to the project. Consultants must provide a project organizational chart and resumes for the project manager and lead technical staff members. Please identify similar projects completed by the respective team member. Project staff must meet all local, state and federal requirements to perform work. Certified or licensed professionals (i.e. Professional Geologist, Professional Engineer) must be used to perform work as required.

- 3) *Project Approach* – Describe the approach that will be used to complete the items identified in the Scope of Work including an estimated project schedule showing key milestones such as reporting, deliverables, meetings and clean up activities. A sealed cost proposal should also be submitted with the proposal. While cost is not the determining factor in selection of the qualified consultant, it should be noted that a concentration of funds should be utilized for completing the cleanup activities rather than administration.
- 4) *Previous Projects* – Describe examples of previous similar projects completed by the firm within in the past 3 years. Summarize the scope of work, the budget, the timeframe and provide client contact information.
- 5) *Other* – Describe the consultant’s plan, if any, to utilize disadvantaged, minority-owned, woman-owned, and small business enterprises in executing the project.

Responses to the RFQ will be evaluated on the consultant’s response to all relevant criteria stated in this RFQ. The successful firm is anticipated to be selected within 45 days of the receipt of responses to this RFQ. The project must be completed by September 2012 or earlier.

The winning firm must affirm that it will comply with the following:

- The selected firm is obligated to perform all work in accordance with applicable Federal, State and local laws, regulations, policies and guidelines.
- The provisions of all applicable Federal Regulations (i.e. 40 CFR Part 31 and 40 CFR part 35 Subpart O
- Title VI and VII, as enacted as part of the Civil Rights Act of 1964. The consultant and its subcontractors must not violate Title VI or Title VII and not discriminate against any employee or applicant for employment because of race, color, sex or national origin. The contractor shall take affirmative action to insure that applicants for employment are employed and that employees are treated during employment, without regard to color, religion, sex and national origin.
- The Consultant and its subcontractors must be an Equal Employment Opportunity Employer pursuant to 24 CFR Part 130 regulations and Executive Order 11246.
- The selected firm must be in compliance with the Davis Bacon Act of 1931 as well as all other applicable federal and state laws.

SUBMITTAL INFORMATION

All questions should be directed in writing to Carma Jude, Jefferson County EIDA no later than November 18, 2009 at the mailing address, fax number or email address listed below:

Jefferson County EIDA
 Carma Jude
 500 Beacon Parkway West
 Birmingham, AL 35004
 (p) 205-943-4795
 (f) 205-943-4749
cjude@jeffmet.com

Two (2) hard copies of the response to this RFQ must be received by JCEIDA at the address above no later than 3:00 PM on Monday, November 30, 2009.

Cost proposals envelopes should be clearly labeled and indicate the following:

SEALED PROPOSAL
 [Consultant Name]
 JCEIDA EPA Cleanup Grant RFQ



Location Map for the Former Trinity Steel Site – Brownfield Location

