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Request for Statements of Qualifications and Fee Proposals

For

Qualified Environmental Professionals for Environmental Cleanup Activities
FY 2020 EPA Brownfields Program

Responses Due by Thursday, July 2nd , 2020 - 2:00 p.m.

Bob Wilkerson, Planning & Development
City of Dothan
126 N. Saint Andrews Street
Room 305
Dothan, Alabama 36303

SUMMARY:

The City of Dothan requests Statements of Qualifications and Proposed Professional Cost Rates and Fees from Qualified Environmental Professionals (QEP) interested in assisting the City with an EPA Brownfields grant-funded cleanup of a former utility substation. The site is located at the corner of Linden and Whiddon Streets in Dothan, Alabama. The project involves excavation and removal of contaminated soils from the site, replacing with clean back fill and proper capping for a development ready condition. The grant period for the Brownfields Cleanup funding begins October 1, 2020 and extends through September 2023.

BACKGROUND:

This site was included in the City's initial brownfield inventory. It is located adjacent to Aunt Katie's Community Garden. The Garden's Director, Michael Jackson, has expressed a desire to acquire the property, enabling the expansion of garden operations. Mr. Jackson's plan is to incorporate raised growing beds in tunnel houses on the site. That will facilitate increased production for Aunt Katie's Community Garden equivalent to that of three acres of farmland, with continuous year-round production.

Phase I and Phase II Environmental assessments were conducted on the site under the US EPA approved Scope of Work for Dothan's Brownfield Assessment Grant Project. The Phase I Report was completed and submitted to the City on February 26, 2018. The Report recommended a Phase II Assessment be performed given the past use of the site as an electrical sub-station. Following EPA's approval of a Quality Assurance Plan for conducting the Phase II, soil borings and other ground and water testing methodologies were initiated on July 26, 2018. There were nine borings to a depth of four feet. From those borings, there were twenty-seven laboratory screening tests conducted. Consultants anticipated the discovery of PCB's which are typical to electrical sub-station sites. Laboratory testing of soil samples showed minimal PCB contamination. However, the testing results revealed significant levels of arsenic contamination.

Results of the Phase II report served as the driver of alternatives developed for the City's consideration. The key points taken from the Phase II are as follows:

1. **Regarding PCB (polychlorinated biphenyl) Detections**: "The property was a former electrical substation and is believed to have operated at the site from about 1957 to at least 1997. Electrical substations typically use transformers that contain high capacities of insulating, dielectric oil, which for a period of time were typically composed of PCBs (polychlorinated biphenyl is an organic chlorine compound). PCB screening indicated positive PCB results in three of the 21 screened samples (14 percent); however, only 2 of the 18 samples (11 percent) analyzed for PCBs had reported detections of any PCB congeners, in this case PCB-1260. Neither sample had PCB-1260 concentrations that exceeded RSLs (Regional Screening Levels). It should be noted that the soil samples with positive PCB screening results did not have detectable laboratory results and vice

versa. Although there was a poor correlation between the field screening and laboratory results, the collective data does confirm there was a release of PCBs to soil from the past use of the property as an electrical substation. However, because all PCB analytical results were below residential RSLs, the current PCB data indicates de minimus conditions. With the exception of acetone, which is considered a laboratory cross contaminant, no VOCs (Volatile Organic Compounds) were detected in any of the soil samples.

2. **SVOCs (Semi-Volatile Organic Compounds)** were detected in several of the soil samples, but only the sample from SB (Sample Boring)-5/1-4 located at the center of the property had concentrations that exceeded Residential RSLs. The SVOCs exceeding Residential RSLs were benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, and indeno (1,2,3-cd) pyrene, which are all PAH (polynuclear aromatic hydrocarbons - human carcinogens). PPM has personal knowledge (supported by literature) that PAHs can be ubiquitous to long-settled urban properties due to the combustion of petroleum fuels and runoff from city streets; however, the location of the elevated PAHs in the center of the property indicates an onsite source. Possible sources that may be associated with the property's past use as an electrical substation or may be the use of heavy oils in machinery or wood materials treated with creosote. It should be noted that SB-5/1-4 is also the sample location of the highest arsenic result at the property (discussed below). The apparent anthropogenic (caused by man) release of PAHs to soil at concentrations above Residential RSLs is considered to represent a REC (Recognized Environmental Condition).

3. **Arsenic concentrations** in soil ranged from <0.37 mg/kg to 1,100 mg/kg and was the only RCRA (Resource Conservation and Recovery Act - the public law that creates the framework for the proper management of hazardous and non-hazardous solid waste) metal with concentration exceeding Residential RSLs. Arsenic concentrations exceeded the Residential RSL of 0.68 mg/kg in at least one soil sample from each of the nine soil borings, indicating that arsenic is present above RSLs over the entire property. Arsenic is naturally occurring in the eastern United States as reported in the United States Geological Survey (USGS) Professional Paper (PP 1270), with an observed range of <0.1 to 73 mg/kg and arithmetic mean of 7.4 mg/kg. It is PPM's experience that it is common to find naturally occurring arsenic in Gulf Coast soils up to 20 mg/kg, but typically the upper end of the range is less than 10mg/kg. This could be used to argue the nine soil samples with concentrations between 0.87 and 13 mg/kg represent natural background. However, all three of the highest results within the center of the site and the highest arsenic result at the same location as the elevated PAHs are also considered conclusive evidence of an onsite anthropogenic source. Although there is no obvious use of arsenic at an electric substation, a possible explanation may be that arsenic was used to control rodents such as rats and squirrels, in an effort to minimize potential damage to electrical lines, or as an herbicide to control weeds. The evidence that there is very little vegetative growth on the property after more than 20 years since its last use as a substation, coincidently most prominently at the center of the property, may point to

weed control. If pest or weed control was the source of the arsenic, the use of arsenic likely occurred over many years and the distribution of the arsenic to surface soils would also likely not be uniform. If the source of PAHs was creosote-treated wood products, similar wood products treated with cooper-chromium-arsenic (CCA) may be the arsenic source. The relatively low chromium concentrations do not support this hypothesis, but this possibility cannot be ruled out. Arsenic applied to lose sandy surface soils could leach into deeper subsurface soils as evidenced by generally greater concentrations in deeper clayey soils. The apparent anthropogenic release of arsenic to soil at concentrations above Residential RSLs is considered to represent a REC.

4. **Groundwater** was not encountered during the Phase II ESA (Environmental Site Assessment), therefore, site specific groundwater flow direction could not be determined; however, groundwater is believed to flow southeast toward a small stream approximately 300 feet from the site. Based on the findings and conclusions of this investigation, PPM recommends additional site investigation and preparation of an Analysis of Brownfields Clean-up Alternatives (ABCA)."

In summary, we have an environmental condition of concern related to the unexpected discovery of high concentrations of arsenic on the former sub-station site. Since arsenic is a non-volatile material, clean-up oversite and compliance will be conducted by ADEM rather than US EPA.

Clean Up Alternatives

1. **Cleanup Alternative 1 – No Action**

2. **Cleanup Alternative 2 – Excavation with Offsite Disposal and Capping**
    - Phase III ESA: $30,000-$50,000
    - Risk Assessment: $10,000-$15,000
    - CAP Preparation: $10,000-$15,000
    - Soil excavation and disposal (352 tons as non-HAZ): $50,000-$60,000
    - Soil excavation oversight and post-excavation sampling: $25,000 - $35,000
    - Fill replacement and prescreening analysis: $10,000 – $15,000
    - Witness barrier Installation: $15,000 - $30,000
    - Soil capping with Impermeable Surface: $15,000 - $30,000
    - Land Use Controls: $5,000-$10,000

    Total Range in Costs: $170,000-$260,000

3. **Cleanup Alternative 3 – Alternative 2 plus Groundwater Investigation**
    - Phase III ESA: $30,000-$50,000
    - Offsite Delineation: $0-$50,000
    - Long-term Groundwater Monitoring: $0-$50,000
    - Risk Assessment: $10,000-$15,000

- CAP Preparation: $10,000-$15,000
- Soil excavation and disposal (352 tons as non-HAZ): $50,000-$60,000
- Soil excavation and disposal (266 tons as HAZ): $90,000 – $105,000
- Soil excavation oversight and post-excavation sampling: $30,000 - $40,000
- Fill replacement and prescreening analysis: $18,000 – $26,000
- Witness barrier Installation: $15,000 - $30,000
- Soil capping with Impermeable Surface: $15,000 - $30,000
- Land Use Controls: $7,000-$12,000

Total Range in Costs: $275,000-$483,000

SCOPE OF WORK:

The scope of work for which consultant services are sought include the following:

1. Provide Technical Support for City of Dothan Staff
2. Conduct Cooperative Agreement Oversight:
    - Prepare detailed invoices for reimbursement
    - Prepare quarterly reports
    - Enter data into ACRES database
    - Conduct grant closeout tasks
3. Conduct Community Engagement:
    - Prepare Community Relations Plan
    - Create information repository
    - Attend public meeting(s)
    - Attend kick-off meeting with stakeholders
4. Conduct Site Cleanup Actions:
    - Prepare remedial design and engineering documents
    - Prepare SSQAPP
    - Conduct required testing and reporting
    - Oversee cleanup activities
    - Ensure proper contractor labor practices
    - Collect post-cleanup samples
    - Prepare cleanup grant close-out documentation

QUALIFICATIONS:

Successful candidate(s) will clearly present verifiable qualifications, experience and knowledge regarding all aspects of Brownfields Cleanup regulations and procedures, including but not limited to relevant federal and State of Alabama laws, policies and guidelines, ADEM requirements, and US EPA standards and practices, including US EPA Quality Assurance Project Plan (QAPP) requirements. QEP's responding to this RFQ shall submit their Statement of Qualifications and Fee Proposals as separate PDF documents as described in the Selection Process section, below.

The Statement of Qualifications shall include and/or demonstrate the following:

- Ability to perform multi-task projects and meet required milestones and deadlines.
- QEP must be licensed to provide engineering and/or environmental consulting services in the State of Alabama and the City of Dothan, and possess proven capabilities and certifications to perform all activities relevant to brownfield remediation.
- Demonstrate experience in managing Davis Bacon Prevailing Wage projects.
- The QEP must demonstrate its ability to assure that minority business enterprises (MBE) and women business enterprises (WBE) are given the opportunity to participate in contract and procurement for supplies, construction, equipment and services pursuant to 40 CFR, Part 33, Subpart D and negotiated with EPA.
- Provide, a list of brownfield clean-up projects conducted in the State of Alabama. Include a brief project summary, timeline, and project cost.
- Indicate and provide professional qualifications for those members of the consultant team who will provide project management and those who will be working directly with the City of Dothan project leaders.
- Provide three to five professional references qualified to comment directly on the performance of the QEP team.

Proposed Professional Cost Rates and Fees- include the following:

- Proposed scope of work and cost.
- Proposed activities that will be provided on a time and materials basis.
- Hourly rates for all positions that will serve on the consultant's project team.

SUBMISSION FORMAT :

I. Firm Identification and Background Information

A. Firm name, email address, business address, primary contact name, telephone and fax numbers

B. The firm legal formation (e.g. corporation, sole proprietor, etc.) and state of incorporation, if applicable.

II. Proposals and Experience of the Firm

A. Provide a brief history of the firm.

B. Provide a summary of previous brownfield cleanup project experience. Include project dates, project titles, project managers, and final costs.

D. Include a description of the firm's efforts made on previous projects to control costs.

E. Provide brief summary defining firm's understanding of required processes and reporting as required under federally funded environmental assessment activities.

III. Personnel

A. Identify the Project Manager who will interface the project.

B. Supply resumes of personnel who will be directly engaged with the project.

IV. References

A. Include five (5) clients for whom the firm has provided cleanup activities. Provide the name, telephone number, and e-mail address of a contact for each client and a brief description of the services provided.

V. Required Attachments

A. Certified Professional's name and certificate number.

B. Standard billable rates for project personnel.

C. Current certificate of professional liability, malpractice and errors and omissions insurance.

E. Current certificate of general liability insurance.

OTHER SUBMISSION REQUIREMENTS:

A. Submissions must be formatted in the order outlined above. Paper size shall be 8 ½ x 11.

B. The proposal package shall be limited to no more than twenty (20) pages.

C. Proposals and attachments shall be submitted as a PDF via email as indicated in item #5 below.

D. Statements of Qualifications and Proposed Professional Cost Rates and Fees shall be submitted in two (2) separate PDF documents. They may both be submitted in a single email.

E. Submissions shall be emailed to Bob Wilkerson, City of Dothan, Planning & Development at: bwilkerson@dothan.org

F. **Submission Deadline is 2:00 PM (Central Time) THURSDAY, JULY 2nd, 2020**

QUESTIONS:

1. Questions regarding the RFQ must be emailed to Bob Wilkerson at: bwilkerson@dothan.org
2. Deadline for questions is 5:00 PM (Central Time) June 15th, 2020. Questions received after this date and time will not be answered.
3. Interested QEP's are encouraged to submit their email address to bwilkerson@dothan.org for inclusion in the distribution of responses to questions.
4. The City of Dothan will compile all questions and respond, by June 17th, 2020. A single email will be sent to all QEP's that expressed interest.

REFERENCES:

The following references are available on the City's website at: **www.dothan.org**
See: Brownfield RFQ

1. Grant Application Document
2. Phase I and Phase II Assessment Documents

SELECTION PROCESS:

1. QEP's will be selected based on combination of factors including expertise, cost, qualifications of personnel, and firm's Statements of Qualifications and Proposed Fee Cost Rates and Fees.
2. Following the Project Selection Committee's review of submittals, short listed firms may be invited for interviews.
3. The City of Dothan reserves the right to select, or not select, a firm at its sole discretion based on its evaluation of each firm's strengths and qualifications and the objective for best meeting the needs of the EPA Grant and the City of Dothan.
4 All firms submitting proposals will be notified upon the City's selection for the project.

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