



REQUEST FOR QUALIFICATIONS (RFQ) for Qualified Environmental Services funded by EPA's Brownfield Program Birmingham, Alabama

Issue Date: September 15, 2023

Submittals must be received by the deadline of: Monday October 16, 2023 at 5:00 PM CST

**Submit Proposals via email to the Project Lead: Elizabeth Barbaree-Tasker
elizabeth@revbirmingham.org**

REV Birmingham (REV) is soliciting proposals for a Qualified Environmental Professional to perform cleanup activities related to an EPA Brownfields Cleanup Grant received by the agency and to assist in the development of a successful Brownfields program.

1. It is the respondent's responsibility to read the entire RFQ and to comply with all requirements herein.
2. The scope of the RFQ is summarized in Section IV, Consultant Scope of Services.
3. Each respondent must provide information in their response to address all items listed in Section VII- Proposal Requirements, particularly Section VII C. In addition, respondents must include the following documents:
 - a. Copy of Professional Licensure, and
 - b. Proof of Insurance to cover the scope of the work proposed.
4. All responses to this RFQ must be received by the Project Contact listed above before the Submission deadline listed above. Late submittals will not be accepted. See schedule listed in Section IX, Procurement Schedule.
5. Submittals must include a subject line bearing the project name "REV Brownfields Consulting Services Proposal" and be submitted as follows:
 - a. By the date and time as required in Section VII A.
 - b. One (1) complete electronic copy in the form of an Adobe Acrobat PDF file sent via email to elizabeth@revbirmingham.org.
 - c. Faxed or hard copy versions of the submittals will not be accepted.

I. INTENT

REV Birmingham, Inc. (REV), a 501(c)3 organization, invites interested parties to submit proposals highlighting qualifications and experience to provide environmental and engineering consulting services for its new Brownfields program over a five-year performance period. REV's mission is focused on revitalization of historic commercial districts in Birmingham, AL, a city with deep industrial roots. REV's Brownfields program is geared towards increasing the assessment and clean-up funding utilized within the districts REV serves in downtown Birmingham and the historic neighborhood of Woodlawn.

To launch the program, REV recently received a Brownfields Cleanup Grant award by the U.S. Environmental Protection Agency (EPA), which requires the engagement of a qualified firm or team of firms, hereafter to as "Consultant" to conduct environmental services for REV's Brownfields program. REV will procure environmental consultant services in accordance with the requirements of the EPA terms and conditions of the Cooperative Agreement. The Consultant will be selected according to criteria outlined in this RFQ and will provide technical services to REV with respect to remediation of eligible properties and other program needs including:

- Conduct environmental remediation activities meeting regulatory requirements of the State of AL;
- Complete and implement a Quality Assurance Project Plan (QAPP);
- Perform monthly, quarterly, annual and grant close-out reporting as required by EPA; and
- Conduct community outreach.

Over time, the Consultant may be engaged in grant writing and grant management services for assessment and/or clean-up funding in future years.

II. INTRODUCTION

REV Birmingham's nonprofit mission is to create vibrant commercial districts in order to contribute to our vision of Birmingham as the most vibrant urban market in the southeast, where everyone can realize their dreams. As a place-focused economic development entity, REV (www.revirmingham.org) has worked to reduce blight, recruit businesses and investment, and increase economic opportunity in Woodlawn since 2004. A historic neighborhood located within easy access to downtown, the airport and major interstates, Woodlawn was once a thriving community and is beginning to thrive again. REV, its primary strategic partner Woodlawn United, and many local residents, businesses and nonprofits have invested in education, social services, business development and real estate redevelopment to revitalize the community. REV's recent expansion into brownfields cleanup is focused on converting blighted land into development-ready opportunities for public and private investment as a strategy for high-quality growth.

III. PROJECT DESCRIPTION

To kickstart its work in environmental remediation, REV applied for and received a FY2023 EPA Brownfields Cleanup Grant of \$497,745 to remediate chemicals of concern detected in subsurface soil and groundwater on a .46-acre Site located at **5601 1st Avenue South** in the **Woodlawn Community** of Birmingham, Alabama. The Site, owned by REV, will be cleared of contaminants in preparation for the first Transit Oriented Development (TOD) developed in the state of Alabama. The EPA grant performance period is October 1, 2023 – September 30, 2027.

The Site is located on the southern side of 1st Avenue South; on the surface, it contains the remains of an asphalt parking lot and concrete slabs associated with a former structure destroyed by fire and razed in 2014. Historical Site operations included a gasoline station and transmission repair shop from roughly 1961 to 2014. The property housed a dry cleaner and clothing dye operation from at least 1930 until 1940. Assessments completed on the Site in 2021 revealed elevated levels of petroleum constituents and volatile organic compounds (VOCs) present in soil and groundwater across the majority of the parcel (see Section X. Additional Information for more details on findings and maps). The concentrations of certain VOCs are present at levels representing a potential vapor intrusion risk if a building were constructed on the Site. A calculation of potential vapor intrusion risks (based on the maximum concentrations detected in onsite groundwater) indicate that benzene and naphthalene represent the

greatest vapor intrusion risk to future development. Petroleum contamination extending to roughly 10'-12' is the primary barrier to future conversion into a mixed-use development with affordable housing and commercial improvements, which are desired by the community and in demand within the Woodlawn market. Based on findings in the Phase II ESA, various historical investigations, and discussions with ADEM, REV proposed to the EPA soil excavation and removal of up to 12' of soil source area with offsite disposal of petroleum-affected media as the most viable remedy for currently needed improvements and planned future uses of the Site. The proposed plan includes excavation of an expected 3,200 tons of non-hazardous waste and 320 tons of hazardous waste, sampling and segregating the material, appropriately disposing of each type of waste as required to meet ADEM standards.

REV is seeking the services of a Qualified Environmental Professional (QEP) to manage and implement a total of \$421,771 budgeted for the cleanup activities proposed to be carried out by the QEP. The grant funds will be used to perform cleanup activities at the Site, conduct community engagement and outreach, and conduct cleanup planning and reporting under the following tasks:

Task 1. Cooperative Agreement Oversight: This task involves management and oversight of contractors, including competitive procurement; personnel and financial management; coordination with and reporting to EPA and stakeholders; and participation in training. The contracted consultant/contractor will assist in coordinating with and reporting to stakeholders, EPA and state environmental agencies, with ACRES and all other reporting requirements.

Task 2. Community Engagement: As a result of its 20-year history in the community, REV has an active and ongoing relationship with the Woodlawn community about all of its work. The hired consultant/contractor, in coordination with REV's communication team and partners, will proactively reach out to local officials, residents, business interests and other stakeholders, solicit their input, and update them as the program is implemented.

Task 3. Cleanup Planning: This task involves preparation for cleanup activities by the hired consultant/contractor to conduct the necessary pre-remedial testing; prepare the final remedial action plan, analysis of brownfield cleanup alternatives (ABCA), and QAPP to meet federal and state requirements; prepare the soil management plan and conduct the appropriate permitting for the disposal facilities.

Task 4. Cleanup Activities and Reporting: This task includes the cleanup activities to be conducted by the consultant/contractor including soil excavation and contaminants, transportation, testing, and disposal. Additional clean soil backfill and hazardous building materials abatement are also activities included in this task, together with closure reporting.

IV. CONSULTANT SCOPE OF SERVICES

The following is a description of project tasks to be undertaken by the chosen environmental consulting contractor:

1. Provide technical assistance to REV, including attending meetings of the project team, partners and community representatives, respond to questions and needs of the EPA and REV, and communicating with state and local staff regarding the assessment process. Provide status reports as needed on ongoing projects and progress. (Supports Tasks 1 and 2 of the workplan).
2. Provide services on cleanup planning, including:
 - a. Prepare remedial action plans, appropriate for each site, which can satisfy the requirements of the State's remediation regulations. Conduct necessary meetings with Alabama Department of Environmental Management (ADEM), and enroll the Site in ADEM's Voluntary Clean-up Program. The grant application estimated remedial planning on the target site in the first year of the four-year EPA grant period.
 - b. Prepare scope of work and cost estimate for review and approval of EPA and REV before work begins. Incorporate sustainable practices in the reuse and remediation planning scopes of work.
3. Conduct remedial activities based on the remedial action plan provided. Oversee the work of the remediation contractor. The selected consultant/contractor will be responsible for preparing a

QAPP. Prepare the Site for cleanup as required to meet city codes and ensure the health and safety of the public. Oversee construction for soil excavation and removal, including backfilling with clean fill. Restore the Site to safe and productive use.

4. Perform confirmatory soil sampling after soil removal. Coordinate ADEM review and approval of Cleanup Implementation Report. Complete and record Environmental Covenant and Certificate of Compliance. Secure ADEM Letter of Concurrence.
5. Secure permits and conduct all quarterly reporting and database updates as required by City of Birmingham, Jefferson County, ADEM and EPA. Prepare closure reports in accordance with EPA, state and federal regulations.
6. Assist REV in strategizing, grant writing and securing funding for future Brownfields analysis, assessment and cleanup as requested as REV grows its Brownfields program.

V. PROJECT SCHEDULE

The Consultant/Contractor should be prepared to enter into a contract and begin as directed on or about November 1, 2023. It is anticipated that the contracted services as described in this RFQ shall be completed by September 30, 2027.

VI. GENERAL PROJECT REQUIREMENTS

The following is a description of project requirements to be met by the chosen environmental consulting contractor:

1. The successful Consultant/Contractor shall comply with all applicable federal, state and local laws and regulations. Funding for the initial project is provided through the U.S. Environmental Protection Agency Brownfields Cleanup Grant Program. The Consultant/Contractor must take into account compliance with all regulations applicable to the EPA Brownfields Program, and will also be subject to the terms and conditions of this and any future Brownfields grant.
2. Respondents to this RFQ will represent a firm, company or team possessing experience and expertise in environmental risk assessment and management plans, quality assurance plans, groundwater, soil and building sampling, remediation strategies and clean-up programs, community outreach and education programs, and the professional standards thereof, to undertake and successfully complete the scope of work as outlined in this RFQ. Staff assigned to this project are required to be Licensed Professionals per Alabama law.
3. REV Birmingham is an equal opportunity employer and seeks to engage underutilized businesses in its contracting and vendor relationships. Small Businesses, Disadvantaged Business Enterprises, Minority Business Enterprises, and Women Business Enterprises are encouraged to apply to this RFQ. The selected Qualified Environmental Professional is required to adhere to the following statement, which will be included as a term and condition in any contract signed with the QEP:

“The contractor shall not discriminate on the basis of race, color, national origin, or sex in the performance of this contract. The contractor shall carry out applicable requirements of 40 CFR part 33 in the award and administration of contracts awarded under EPA financial assistance agreements. Failure by the contractor to carry out these requirements is a material breach of this contract, which may result in termination of this contract of other legally available remedies.”

VII. PROPOSAL REQUIREMENTS

A. SUBMISSION

Proposals are to be submitted by October 16, 2023 at 5 pm CST, via email at elizabeth@revbirmingham.org with the subject line of “REV Brownfields Consulting Services Proposal.” Any responses received after the required date and time of submission will be rejected.

REV reserves the right, in its sole discretion, to reject all submissions, reissue a subsequent RFQ, terminate, restructure or amend this procurement process at any time. In the event

REV elects to negotiate a contract with a selected consultant, REV reserves the right to negotiate such terms and conditions of the contract, including, but not limited to, scope, role, price and staffing which may be in the best interest of REV Birmingham.

All responses to the RFQ shall become the property of REV Birmingham. Firms not selected will be notified in writing via email from REV. Respondents shall be responsible for all costs associated with the drafting and submission of their responses.

B. REQUESTS FOR ADDITIONAL INFORMATION

Questions concerning this proposal must be submitted in writing via email to:

Elizabeth Barbaree-Tasker, Project Lead

elizabeth@revbirmingham.org

Questions will be accepted before October 04, 2023 at 5 pm CST. Written responses will be emailed to all proposers on record.

C. PROPOSAL RESPONSE CONTENTS

Respondents must submit complete responses to all of the information requested. Respondents who do not respond to the entire content of the RFQ may be disqualified. Written proposals should include, at a minimum, the following information in the order requested:

1. Cover Letter. A letter signed by an officer of the firm, binding the firm to all of the commitments made in the proposal. The cover letter should be addressed to Elizabeth Barbaree-Tasker, CFO, REV Birmingham, 5529 1st Avenue S, Birmingham, AL 35212.
2. Contact Information. The name, address and contact person of the company submitting the proposal. Include telephone number and email address.
3. Statement of Qualifications and Experience. Please state the following:
 - a. Give the company/firm/team history, background and relevant experience.
 - b. The name(s), business address, phone number, e-mail address of firms and individuals proposed to participate in the tasks identified in the scope of work.
 - c. State the size of the firm, citing total number of employees and whether the firm qualifies as a Small Business, Disadvantaged Enterprise, Minority Business Enterprise, and/or Women Business Enterprise.
 - d. The background, education and relevant experience of all team members proposed to participate in the tasks identified in the scope of work. The principal in charge and project manager shall be identified along with the roles of any other significant project participants.
 - e. Experience with brownfields remediation planning and remedial activities. Provide a minimum of three references, giving the name of the project, description of project, project period, and project cost. Include the names of clients, primary contact person and phone number for all references.
 - f. Experience with reuse scoping/planning and community outreach. Provide a minimum of three references, giving the name of the project, description of project, project period, and project cost. Include the names of clients, primary contact person and phone number for all references.
 - g. Quality Assurance Methods: Give a description of the quality assurance methods implemented by the Consultant/Contractor. Also, state whether the firm has prepared an EPA-approved generic Quality Assurance Project Plan.
4. Scope of Work. Proposed approach to the scope of work as presented herein, which includes major tasks required to comply with the current EPA grant and complete the remedial activities. The statement of approach should also include a discussion of quality control and any applicable approaches to sustainability for each phase of work outlined in this RFQ.

5. Project Schedule. The successful respondent will be required to adhere to a project schedule in accordance with the EPA approved workplan. State the firm's willingness to adhere to that schedule and its understanding of this requirement.
6. Proposed Subcontractors. The successful respondent will assume sole responsibility for the complete project as required in this RFQ. REV Birmingham will consider only one individual/firm/company as the sole point of contact with regard to contract matters, whether or not subcontractors are used for one or more parts of this project. Respondents who intend to subcontract one or more elements of this project to other firms/individuals shall identify those work elements to be subcontracted and the firm/individual subcontractor or procurement process to be followed in securing those subcontractors. All known subcontractors shall be included in the respondent's statement of qualifications. Any identified subcontractors may not be substituted, nor any portions of the contract assigned to other parties, after contract award without the written consent of REV Birmingham. For subcontractors to be procured in the future, state any tasks that will require that and that the firm will procure those subcontractors in compliance with EPA requirements.
7. Professional Licensure Requirements: Documentation of applicable professional licensure required to complete the work proposed herein is required.
8. Insurance Requirements. Documentation of applicable professional insurance coverage required to complete the work proposed herein is required.

VIII. SELECTION CRITERIA

The following table provides the relevant evaluation criteria to be used for this RFQ process:

Evaluation Criteria	Points
Knowledge of environmental regulations and remedial techniques in the State of Alabama	20
Experience with environmental remediation under the EPA Brownfields program and/or other similar federal or state programs	20
Project experience and management capability	20
Staff qualifications and firm credentials	20
Qualification as a Small Business or Disadvantaged, Minority or Women-owned Business Enterprise	10
Incorporation of sustainable practices in assessment and remediation planning processes	10
Total Points	100

IX. PROCUREMENT SCHEDULE: SUMMARY OF KEY DATES

The following schedule has been proposed for this RFQ process:

RFQ Release Date:	September 15, 2023
RFQ Questions Due:	October 04, 2023 by 5 pm CST
Answers / Addendum Emailed:	October 11, 2023 by 5 pm CST
Proposals Due Before:	October 16, 2023 by 5 pm CST
Proposal Evaluations Complete:	October 23, 2023
Selection / Notification of Successful Firm:	October 23, 2023

X. ADDITIONAL INFORMATION

The following is provided to convey more information about the Site and the contaminants found within the Phase I and Phase II Environmental Site Assessments:

REV Birmingham completed a Phase I Environmental Site Assessment (ESA) for the Site in February 2021 in conformance with the scope of American Society of Testing & Materials (ASTM) Standard Practice E 1527-13. The recognized environmental conditions (RECs) as reported in the Phase I ESA are presented below:

“This assessment has revealed evidence of recognized environmental conditions in connection with the site, specifically the operation of a gasoline service station or automotive shop for approximately 90 years on the 5600 parcel, and, on the 5601 parcel, the operation of a dry cleaner (approximately 1925 to 1940) and a gasoline station or transmission repair shop (approximately 1961 to 2014). While the 5600 parcel received [No Further Action] NFA status from the Alabama Department of Environmental Management (ADEM) in 2019, this regulatory closure included conditions associated with petroleum-affected soil remaining onsite and free-phase petroleum still present in onsite groundwater. Moreover, there are no records regarding the removal of the historical gasoline tanks from the 5600 or 5601 parcels or data regarding potential effects from the former dry cleaning operation. As such, without confirming soil and groundwater data, it is not possible, at this time, to evaluate the extent (if any) that historical petroleum, automobile services, or dry cleaning operations have affected onsite soil or groundwater quality.”

With the results of the Phase I ESA, REV Birmingham subsequently completed a Phase II ESA in conformance with ASTM E1903-19 and the sampling protocols set forth in the Alabama Environmental Investigation & Remediation Guidance (AEIRG) document (revised February 2017). Field work for the Phase II ESA was conducted between March 24 and 25, 2021, and included the installation of eight soil borings and groundwater monitoring wells to evaluate the effects of the former uses of the Site. The conclusions from the April 2021 Phase II ESA report are presented below.

“Investigation activities completed on March 24, and 25, 2021, revealed evidence of petroleum-affected soil and groundwater, likely associated with former gasoline USTs and dispenser lines and automotive repair operations on the Site. The petroleum-affected media appears to extend from the southern boundary with the highest concentrations noted in the north-central portion of the Site [comprising an area of approximately 7,200 square feet). The concentrations of certain [volatile organic compounds] VOCs are present at levels representing a potential vapor intrusion risk (should a building be constructed on the Site). A calculation of potential vapor intrusion risks (based on the maximum concentrations detected in onsite groundwater) [indicate that] benzene and naphthalene represent the greatest vapor intrusion risk if future development includes the construction of a building on the Site.”

“Future development activities will likely include the removal of petroleum-affected media (and possible underground storage tanks, USTs) which may require management as a regulated waste (in accordance with applicable UST and solid waste requirements). Additionally...potential vapor intrusion concerns may need to be addressed during future Site improvements (in connection with a specific development plan).”

Contextual map and Site map showing locations of contaminants are as follows:



PROJECT

DRAFT ANALYSIS OF BROWNFIELDS CLEANUP ALTERNATIVES
 REV BIRMINGHAM DEVELOPMENT
 5601 1ST AVENUE SOUTH
 BIRMINGHAM, JEFFERSON COUNTY, ALABAMA

FIGURE 2

TAX MAP/ SITE
 BOUNDARIES



Proposed Excavation Area: Approximately 9,000 square feet

MW-4	
Benzene	0.23 mg/L
n-Butyl	0.104 mg/L
IPB	0.194 mg/L
4-IPT	0.021 mg/L
Naphthalene	0.373 mg/L
n-Propyl	0.466 mg/L
1,2,4-TMB	0.847 mg/L
1,3,5-TMB	0.225 mg/L

MW-5	
n-Butyl	0.146 mg/L
IPB	0.121 mg/L
4-IPT	0.01 mg/L
Naphthalene	0.036 mg/L
n-Propyl	0.36 mg/L
1,2,4-TMB	0.016 mg/L
1,3,5-TMB	0.031 mg/L
Total Lead	0.0219 mg/L

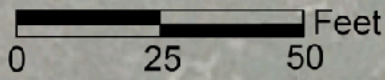
MW-6
ND

MW-3	
Total Lead	0.0585 mg/L

MW-2	
Benzene	0.008 mg/L

MW-1	
Naphthalene	0.011 mg/L
1,2,4-TMB	0.039 mg/L

- Monitoring Well Location
- mg/L Milligrams per liter
- n-Butyl n-Butylbenzene
- IPB Isopropylbenzene
- 4-IPT 4-Isopropyltoluene
- n-Propyl n-Propylbenzene
- TMB trimethylbenzene
- ND No COCs detected above regulatory screening values



	PROJECT	FIGURE 3
	DRAFT ANALYSIS OF BROWNFIELDS CLEANUP ALTERNATIVES REV BIRMINGHAM DEVELOPMENT 5601 1ST AVENUE SOUTH BIRMINGHAM, JEFFERSON COUNTY, ALABAMA	PROPOSED REMEDIAL AREA