

**REQUEST FOR PROPOSAL
QUALIFIED ENVIRONMENTAL PROFESSIONAL (QEP) SERVICES TO SUPPORT A BROWNFIELDS
REVOLVING LOAN FUND CLEANUP GRANT
YARD SOUTH SITE, SOUTH PORTLAND, MAINE**

Issued December 23rd, 2023

Overview

The South Portland Housing Development Corporation (SPHDC), a non-profit 501(c)(3) corporation, has been awarded a \$160,000 grant and a \$240,000 loan through the Maine Department of Economic and Community Development (DECD) Brownfields Revolving Loan Fund (RLF) and a \$500,000 grant and a \$177,000 loan through the Greater Portland Council of Governments (GPCOG) to perform cleanup activities at a 3.16-acre waterfront Site, located at 149A Front Street in the City of South Portland, Maine.

The Site is located in the Liberty Shipyard, an industrial area in the northeast corner of the City of South Portland, situated on the banks of the Fore River, between Bug Light Park to the east and a bulk oil storage facility to the west. The Yard South Site is constructed entirely of urban fill and, prior to circa 1940, was located beneath the waters of the Fore River. Since it was constructed circa 1940, the Site has been used as a shipyard and for a variety of industrial purposes, including fish processing, septic tank manufacturing, and a clothespin factory, among others. The Site is currently vacant, with the exception of a historic pier and remnants of the former industrial facilities, including old foundations, concrete slabs, and other buried materials and debris.

Historic investigations completed at the Liberty Shipyard and the Yard South Site have identified urban fill materials to a depth of approximately 10 feet. These fill materials and surficial soils contain weathered petroleum products and heavy metals (lead and arsenic) at concentrations which exceed the applicable cleanup guidelines. The shoreline at the Site is severely eroded, and is littered with exposed fill materials, bricks, and metal remnants; these fill materials contain elevated concentrations of heavy metals, and urban fill is typically characterized by metals, petroleum constituents, and hydrocarbons. In October of 2020, a Phase I Environmental Site Assessment (ESA) was completed, Phase II ESA activities were conducted, and an Analysis of Brownfields Cleanup Alternatives (ABCA) was prepared for the Site by Ransom Consulting, LLC. Copies of these documents can be provided upon request.

The cleanup plan for the Site includes: 1) Placing riprap and stabilizing the shoreline to prevent further erosion of potentially-contaminated urban fill materials into the Fore River; 2) Constructing soil cover systems over the entirety of the Site to prevent human contact with impacted surficial soils (0-2 feet) and urban fills; 3) Targeted soil excavation and off-site disposal in the area of proposed foundation footings and subsurface utilities to develop “clean corridors” and prevent worker exposure to contaminants during future (post-Brownfield) Site redevelopment; and 4) Preparation of institutional controls, including a revised Environmental Media Management Plan and Post-Closure Cover System Maintenance Plan. The redevelopment plan for the Yard South is to construct a resilient, vibrant, mixed-use, walkable neighborhood offering housing, neighborhood services, and open space amenities. Housing affordable to a wide range of income levels will address South Portland’s housing construction goals. SPHDC seeks to perform remediation activities in such a way that maximizes this grant opportunity and dovetails with the future development of the Site. Draft remedial plans have been prepared for the Site; however, these plans will require updating and revisions based on modified Site redevelopment goals.

SPHDC is seeking proposals from firms to perform Qualified Environmental Professional (QEP) services to support Site cleanup and redevelopment activities; to work with the SPHDC, DECD, Maine Department of Environmental Protection (MEDEP) Voluntary Response Action Program (VRAP) staff, project stakeholders, and members of the redevelopment team; to manage and oversee this DECD grant/loan; and to perform necessary QEP services as necessary to facilitate RLF funds and cleanup the Site in accordance with the ABCA and MEDEP VRAP requirements, and to perform necessary reporting and documentation to obtain a MEDEP VRAP Certificate of Completion.

SPHDC intends to begin construction of the site in the Spring of 2024. The project is anticipated to be completed by August 2024, but it may be extended if found to be appropriate.

Proposal Format

Responses to this RFP should include:

Cover Letter: a cover letter expressing the firm's interest in working with the SPHDC, DECD, MEDEP VRAP, and other stakeholders. This letter should be on your firm's letterhead and signed by an officer of the firm authorized to bind the firm to all comments made in the proposal and shall include the name, address, and phone number of the person(s) to contact who will be authorized to represent your firm.

Rate Sheet: a list that contains the prices and descriptions of a service.

Project Organization and Qualifications: Provide a summary of all personnel potentially to be involved in the project including all sub consultants. Designate the Principal in Charge and a Project Manager (main contact person) and identify other key personnel who will be involved in this cleanup. Provide qualifications for each team member, including years of experience, areas of expertise, and experience on Brownfield projects within the region that have a similar size and scope as the Yard South Cleanup.

Experience: Provide summaries of at least three (3) Brownfield cleanup projects of similar size and scope that the Firm has worked on in the region in the past three years. Provide references and contact information for each project cited. Provide a description of the Firm's familiarity with the Site, the Liberty Shipyard, and the City of South Portland. Provide information on your Firm's availability to provide the scope of services. Provide proof of liability insurance for your firm and any proposed sub-consultants.

Submission Procedure and Deadline

Proposals must be limited to ten (10) pages or less (this page limit is inclusive of cover letter, proposal cover, proposal contents, insurance certificate, and appendices). An electronic copy of the proposal in .pdf format shall be delivered via email to Ben Mohny, Development Officer, at bmohny@sphdc.org with "Yard South DECD Cleanup QEP Proposal" as the subject heading. **Proposals will be accepted until Friday, January 19th, 2024, at noon.** All submissions will become the property of SPHDC. SPHDC reserves the right to accept or reject any or all proposals, and further reserves the right to waive any defect or informality in any proposal, should it be in the best interest of SPHDC. SPHDC is not liable for any costs incurred by firms prior to the issuance of a contract, including any costs incurred in responding to this request for proposals. It is expressly understood and agreed that the submission of a proposal does not require or obligate SPHDC to pursue an agreement or contract with any firm.

Evaluation Criteria

SPHDC's selection will be based on the following criteria:

- Firm's Qualifications – 30 Points
- Personnel Qualifications – 30 Points
- Familiarity with Project – 30 Points
- Pricing of the project – 10 Points

Questions

Questions regarding this RFP and/or the cleanup project shall be received via email to: Ben Mohney, bmohney@sphdc.org until **Friday, January 19th, 2024, at noon**. SPHDC will answer all questions received and will post results online at <http://www.spha.net/updates/> by 4:00 PM, Monday, January 22nd, 2024 for all interested firms to view.