

# Brownfield initiative

## **Greenville County Redevelopment Authority**

# **REQUEST FOR QUALIFICATION**

## **PROFESSIONAL CONSULTING SERVICES**



September 19, 2022



**Brownfields Initiative  
Request for Qualifications**

**Professional Consulting Services**

**Submission Deadline:  
4:00 p.m., October 5<sup>th</sup>, 2022**

**An electronic copy, and one (1) original hardcopy Submitted to:**

Mailing Address:

**John Castile,  
Executive Director  
Greenville County Redevelopment Authority  
301 University Ridge, Suite 2500  
Greenville, SC 29601**

**Phone: 864-242-9801**



**Request for Qualifications –  
Professional Consulting Services Greenville County Redevelopment Authority**

**Introduction:**

The Greenville County Redevelopment Authority invites interested parties to submit Request for Qualification (RFQ) for a three-year contract to provide environmental and engineering consulting services in support of its Brownfields program. GCRA is looking for firms with documented experience providing brownfields grant-related consulting services. The project objectives include supporting a successful brownfields program by assisting GCRA with development and implementation of future grants.



## I. **Scope of Work**

Activities of the consultant may include, but not necessarily be limited to:

- Grant Writing Services: Identify and assist GCRA in writing grant applications for available Environmental Protection Agency (EPA) assessment grant. Typical tasks include the collection of data required for the grant applications; meeting with existing community groups; and taking the lead role in writing the applications.
- Property Identification and Inventory: Identify, develop and refine a database 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.
- Site Characterization and Assessment Activities: Conduct Phase I Environmental Site Assessments (ESAs) and Phase II ESAs as well as preparation of redevelopment plans. Included in this task is development of the following plans:
  - a. Generic and site-specific Quality Assurance Project Plans (QAPP);
  - b. Health and Safety Plans (HASP); and
  - c. Phase I and Phase II ESA site investigation reports.

All documents will be required to be prepared in accordance with applicable state and industry standards including the ASTM and All Appropriate Inquiry (AAI) standards.

- Community Involvement Assistance: Provide support for public involvement and community outreach activities. These activities should be designed to make sure that community concerns are considered and addressed in the assessment, planning and execution of the project. This may include, but not necessarily be limited to:
  - a. Developing a Community Outreach and Communication Plan to detail a strategy for involving the community in the brownfields project;
  - b. Conducting and/or participating in public meetings and hearings to solicit community interest and provide educational information;
  - c. Developing and implementing effective methods of communicating information about the brownfields program to the public; and
  - d. Communicating with prospective private landowners and other key parties to encourage participation in the program.



- Re-development Planning: Complete site-specific cleanup and redevelopment planning documents, including Analysis of Brownfield Cleanup Alternatives (ABCAs), site remediation Work Plans, conceptual redevelopment site plans, etc. In addition, Consultant may be asked to conduct community visioning sessions/workshops to solicit input and generate redevelopment options.
- The Consultant may also assist in the negotiation of voluntary cleanup with the South Carolina Department of Health and Environmental Control (SCDHEC).
- Grant Administration Support: Provide support for grant administration activities to include, but not necessarily be limited to: assisting with the preparation of monthly and quarterly reports; acting as a liaison between GCRA and applicable regulatory agencies (primarily EPA and SCDHEC); participating in kick-off and weekly/monthly meetings; entering property specific information into the Assessment, Cleanup, and Redevelopment Exchange System (ACRES); and assisting with the completion of final reports for grant close-out.
- Other Brownfield Related Duties: Conducting/completing other duties that may be required for a successful program, but that have not been anticipated in this RFQ.

## II. **Response Format/Evaluation Criteria**

The Statement of Qualifications submittal shall be no longer than 15 pages (including organizational chart and rate sheet) and shall include the information outlined below. To ensure fair and equitable evaluation, proposals should be organized into the following separate sections.

- **Experience and Capacity**

The RFQ shall include a summary of the following:

- History of the firm's experience providing brownfields services as described herein;
- Brownfields grant application experience/capacity;
- Brownfields project experience (both EPA and private brownfields experience);



- Description of the firm's organizational structure and the names and experience of key individuals including professional registrations, site investigation and experience working with the USEPA and SCDHEC; and
- Disclosure of any potential conflicts of interest

The RFQ shall include an organization chart and 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. Please include hourly rates for Engineers, Technicians and Specialists and other staff potentially involved.

- **Other Information** – please provide additional information relevant to why your firm should be selected.
- **References**

The RFQ shall include at least three (3) references for similar services/projects 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 and key personnel that were involved in the project.

### III. Selection Criteria

Responses will be evaluated on the following criteria:

- Experience and ability of your firm and the designated project manager to complete the work;
- Proven track record of community engagement;
- Environmental assessment and cleanup planning experience;
- Demonstrated South Carolina brownfields experience including the ability to work cooperatively with USEPA Region 4 and SCDHEC;
- EPA Brownfield grant writing capabilities and success in securing brownfield funding for communities in South Carolina and EPA Region 4;
- Quality of performance on brownfields projects; and

GCRA reserves the right to award this opportunity based on the initial RFQ without oral presentations; however, oral presentations to the GCRA may be requested.



Based on review of the submitted RFQs, GCRA intends to select a firm to negotiate a contract for the proposed scope of work.

#### **IV. Submittal Requirements**

The responses to this RFQ will be evaluated based on the consultant's responses to all relevant criteria stated in this RFQ. GCRA reserves the right to reject and/or honor any and all submittals.

- Submit all questions regarding this solicitation via email to Imma Nwobodu at [inwobodu@gcra-sc.org](mailto:inwobodu@gcra-sc.org) by September 28, 2022.
- Responses to this RFQ must be sealed and include an electronic copy, and one (1) original hardcopy must be clearly marked on the outside mailing envelope: **“Greenville County Redevelopment Authority RFQ 2022 Brownfield Assessment Project”**. **The electronic copy must be submitted via email to [rfp@gcra-sc.org](mailto:rfp@gcra-sc.org).**
- The proposals must be received by 4:00 P.M. on Wednesday, October 5, 2022.

#### **Physical Address:**

Greenville County Redevelopment Authority, 301 University Ridge, Suite 2500, Greenville, SC 29601

#### **Mailing Address: Attn: Mr. John Castile, Executive Director**

Greenville County Redevelopment Authority, 301 University Ridge, Suite 2500, Greenville, SC 29601