

Request for Proposal

City of Harrisburg – Community Wide Brownfield Assessment

REDEVELOPMENT AUTHORITY OF THE CITY OF HARRISBURG

10 N. Second Street, Suite 405, P.O. Box 2157, Harrisburg, PA 17105-2157

Submission Deadline 4:00 PM November 12, 2019

REDEVELOPMENT AUTHORITY OF THE CITY OF HARRISBURG

The mission of the Redevelopment Authority of the City of Harrisburg (HRA) is to eliminate blighting conditions that inhibit neighborhood reinvestment, to foster and promote sustainable neighborhood revitalization and urban renewal, and to facilitate new business and housing development. Toward that end, the Redevelopment Authority: prepares and implements comprehensive redevelopment plans; assembles real estate for redevelopment; is empowered to borrow money, issue bonds and make loans; and can condemn property (eminent domain) in the furtherance of redevelopment activities.

Established in 1949, the Redevelopment Authority partners with the City of Harrisburg's Department of Building and Housing Development to carry out the City's urban renewal and revitalization strategies. To achieve its goals, the Redevelopment Authority may itself redevelop real estate, but it primarily engages in public/private partnerships to leverage local, state, and federal funding for new business and housing development.

Redevelopment Authorities are eligible entities for EPA brownfield grants due to their mission to eliminate and repurpose blighted property and conditions.

PROJECT OVERVIEW

HRA is the recipient of a FY2019 Brownfields Assessment Grant by the US Environmental Protection Agency (EPA) which funds and guides this **City of Harrisburg Community Wide Assessment Project (CWA)**. The project builds upon a recently completed USEPA *South Allison Hill Brownfield Area-Wide Plan (SAH-AWP)* also awarded to HRA, which addresses neighborhood revitalization and commercial redevelopment in the South Allison Hill (SAH) District of the City of Harrisburg, Pennsylvania. The CWA project extends beyond SAH to include the contiguous corridors of Derry Street, Downtown Transit Oriented District and the Cameron Street Industrial Corridor. This project involves assessment of sites affected by hazardous materials, petroleum contamination and involves aspects of area wide planning for sectors beyond SAH.

The City of Harrisburg, Pennsylvania's Capital, is a small, urban municipality (population 50,344). Harrisburg was an industrial center at the turn of last century with supplies coming by railroad and the Susquehanna River. Metal production such as the Harrisburg Foundry and related smokestack manufacturing were the center of workforce neighborhoods like SAH District on Derry Street and industrial corridors like Cameron Street. Years of industrial decline caused factories to shutter, generating concentrations of vacant, obsolete, and underutilized

industrial buildings and blocks of blighted and unsafe residential. Harrisburg has an old combined water and sewer system that exacerbates 100-year floodplains like Cameron Street due to the parallel Paxton Creek. Harrisburg is under an EPA Consent Order to mitigate citywide pollution on the Susquehanna River from the combined system. Brownfields assessment and remediation will advance the planned de-channelization of Paxton Creek to comply with the order and create vibrant greenspace with stormwater management facilities. However, Harrisburg is now on the cusp of urban regeneration, which will require addressing brownfields challenges and their sustained economic, environmental, and health impacts.

CWA GEOGRAPHIC TARGET AREA

The CWA targets the **Derry-Cameron Corridors** which incorporates the major gateways of Derry and Cameron Streets including the area of the SAH-AWP. These contiguous corridors has residential, downtown, industrial and commercially zoned districts and intersect at a Transit Oriented Development commercial area surrounding the Harrisburg Transportation Center (HTC) train and intercity bus terminal. The 477-acre Target Area is located in federally-designated Opportunity zones. The CWA Target Area has three connecting sectors: *Derry Street Corridor, HTC Transit-Oriented Development (TOD) Area, and Cameron Street Corridor.*

- A. ***Derry Street Corridor*** begins from 19th Street on the east and runs west to the Mulberry Street Bridge which terminates at the HTC. The Corridor is bordered by Market Street to the North and Paxton Street to the South. It encompasses SAH, census tract 213, the most populous and distressed tract in the city. Derry is zoned residential mixed with commercial and will serve as the residential base of the Community-Wide Assessment. Along Derry Street, the SAH-AWP boundary runs from 18th to 13th Street. After 13th Street and to the Mulberry Street Bridge is the section known as Mulder Square.

The CWA project will advance SAH-AWP recommendations which include, but is not limited to, a Community Campus; development of 17th Street as a main street; and the promotion of a Food Accelerator. **140 S 7th Street** is a possible site that can benefit from hazardous waste and petroleum assessment. It has potential for the development of a Community Campus for neighborhood engagement, a library branch, CareerLink employment and job training and as a community landmark. The CWA project will also take into consideration Mulder Square activities of traffic, streetscape, infrastructure, mixed-used affordable housing development and connectivity to the TOD.

- B. ***HTC TOD*** area was recently zoned Downtown to benefit SAH by extending the downtown area to SAH's border. The HTC TOD boundary is the State Street Bridge (north), Mulberry

Street (south), 4th Street (West) and Cameron Street and SAH District (East). Retail and commercial office uses are situated west of the HTC, primarily along Market Street, including a larger former USPS Hub and a former regional newspaper facility. The TOD has brownfield spaces that are bordered by rail and commercial development and with its location on a 100-year floodplain is highly impacted by flooding from the Paxton Creek.

The HTC TOD Area is a current focus of PA-Dept. of Transportation (PADOT) TOD studies and for a Transit Revitalization Investment District (TRID). The Paxton Creek flows through the area and the Paxton Creek Revitalization Plan to de-channelize and widen the creek is required to make the TOD viable. The Plan demarcated the TOD Area for a *Paxton Creek Park* to provide dual use green space/trails and stormwater management. The Paxton Creek Master Plan and Paxton Creek Flood Control And Greenspace Development Economic Impact Analysis identified sites important to de-channelization including a possible site for proposed assessment: **29-65 S. 10th Street.**

- C. ***Cameron Street Corridor*** stretches from Flood Street in the South up to Herr Street in the north, bordered by the Norfolk Southern railroad tracks on the East and extending one block west of Cameron Street. The corridor is zoned commercial and light industrial with industrial and manufacturing, parking, storage/warehouse, office, retail, religious, state owned facilities, and commercial rail. It is on a 100-year floodplain because of the Paxton Creek that directly parallels the corridor. This corridor is the primary venue for the Paxton Creek de-channelization. A possible site for assessment is **100 Mulberry Street.** A Brownfield Inventory of Other Strategic sites is needed to select other sites to from this corridor be assessed by this project.

CWA GOAL

The CWA project will advance the SAH AWP and associated redevelopment planning to stabilize the SAH neighborhood, create jobs, address environmental justice challenges, and improve quality of life. It extends these goals to the contiguous corridors of Derry Street, HTC TOD, and Cameron Street that are related and impactful to the SAH AWP.

PROJECT TASKS

Consultants will conduct the assessment and assessment related activities outlined below.

Community Engagement:

The project will utilize the SAH AWP Stakeholder Committee of SAH residents and businesses; city, county, state agencies; community-based non-profits; workforce and economic development agencies, and expand to include occupants, property and business owners from the project area outside SAH and PA-DOT.

12 meetings and one 3-day charrette and 6 one- on-one meetings between consultants and property owners is anticipated.

Site Selection - Brownfield Inventory and Site Reuse Plans:

Five (5) sites are to be selected for assessments and reuse plans. The project has identified three potential sites: 140 S. 7th Street for petroleum and hazardous waste; 29-65 S. 10th Street; and 100 Mulberry Street for hazardous waste.

Consultants will conduct a Brownfield Inventory for other target sites outside of the previous AWP focus area to recommend up to two (2) additional brownfield sites for assessment and reuse plans, and develop rating/ranking criteria for selection of all sites.

Phase I and II investigations are dependent on voluntary participation of site owners. Consultants and HRA will consult with owners of all target sites to conduct any and all environment assessments.

Phase I and Phase II investigations:

Consultants will conduct three (3) hazardous waste Phase 1 and II investigations and two (2) petroleum contamination Phase I and II investigations. Consultants will provide follow-up planning/technical assistance on sites (tax records, mapping, past studies); preparation for a comprehensive QAPP for all sites; and preparation of Sampling and Analysis Plans and Health and Safety Plans as needed for Phase II Assessments. These environmental assessment activities will include conducting All Appropriate Inquiries for any contaminated sites HRA may need to acquire for de-channelization.

Site Reuse and Cleanup Plan

After each site has been assessed, their site reuse will be determined through charrettes with stakeholders. Consultants will recommend solutions to mitigate hazardous or petroleum waste to appropriate standards.

Area Wide Planning:

Consultants will conduct an Area Wide Plan on TOD/Cameron Corridor to inform the site reuse concept for those target sites. The AWP will include:

A Market Study will be completed by the consultants that will inform what the best commercial site reuse is for the TOD/Cameron Corridor inventory.

Resource Roadmap: Consultants will outline a map of fiscal resources for cleanup and redevelopment of target sites and the overall corridor.

Community Wide Target Area Revitalization Plan: Consultants will have incorporated the inventory, site reuse and cleanup plans, market study, financial roadmap of the TOD/Cameron AWP and then combine with SAH-AWP to create this final comprehensive deliverable. The plan will outline and identify actionable next steps and parties responsible

EPA Reporting: Consultants will enter into ACRES all required reports.

The intended outcomes of this project are

- Three (3) hazardous waste and two (2) petroleum contamination assessments will be conducted on five (5) sites.
- Stakeholders have ownership and input in the process measured by biannual satisfaction surveys, and comparing public feedback to results.
- Selected sites are ready for cleanup/redevelopment for health benefits and blight elimination.
- Potential sites for a SAH community center will have environmental assessments.
- Environmental justice for SAH residents through sites reuse plans that provide parks, greenspace, commercial jobs; and the development of housing, retail, and transit connectivity through TOD.
- Market Study that identifies industries for immediate site reuse options and for long term development of target area.
- A TOD/Cameron Corridor Area Wide Plan is developed with brownfield inventory, site cleanup and reuse strategies; market study; matrix of potential funding sources; and schedule of subsequent steps with responsibilities assigned. The plan is then combined with the SAH-AWP to produce a target area Community Wide Brownfield and Revitalization Plan.

CONSULTANT QUALIFICATIONS

In response to this RFQ, the consultant team will be evaluated on their strengths associated with the following areas:

- Experience with the US EPA's Brownfields Assessment Grants, and the associated program guidelines.
- Experience working on brownfield remediation, neighborhood revitalization and downtown business district development in communities similar to Harrisburg, Pennsylvania.
- Experience preparing Sampling Analysis Plans (SAP) and Quality Assurance Project Plans (QAPP).
- Success in preparing client communities for future infrastructure projects.
- Proven experience in community engagement efforts centered on neighborhood revitalization.
- Experience with working through the EPA-DOT-EPA Sustainable Communities programs to manage multiple agency funding requirements.
- Disadvantaged Business Enterprise (DBE) participation is required. 8% is the minimum participation level for this project.
- Consultants currently providing (or have previously provided) planning assistance to HRA are permitted to respond to this RFQ.

BUDGET

The budget for this project is **\$262,000**. Consultants are advised that they will be required to comply with all applicable federal, state, and local requirements based upon the final funding package for the project.

SCHEDULE

The project's consultant will be selected in December 2019 and the project will conclude by September 30, 2022. Phase I and II investigations must be completed by March 2022.

The GANNT chart below is the proposed schedule for completion of project milestones.

Quarter	1-3	4-6	7-9	10-12	13-15	16-18	19-21	22-24	25-27	28-30	31-33	34-36
Community Engagement												
BF Inventory												
Site Access												
Phase I & II Investigations												
Site Reuse/ Cleanup Plan												
Market Study												
Resource Map												
Revit. Plan												

PROPOSAL CONTENT AND ORGANIZATION

All proposals must be prepared electronically in Adobe .pdf format with the ability to be legibly printed on 8.5”X11” paper. The .pdf files shall be indexed to simplify committee review. The RFQ shall include the requested materials below, comply with the requested page limits, and not exceed 4 MB in file size.

RFQ Element	Max Pages
<p>Cover Letter that includes:</p> <ul style="list-style-type: none"> •Prime consultant’s legal name and federal ID number •Subcontractor’s legal name and federal ID number •Identification of key personnel who will manage the project and who can negotiate and execute the project contract. 	1

<p>Consulting Team Profile that includes:</p> <ul style="list-style-type: none"> •Background and description of the consulting team including prime consultant and subcontractors. •Organizational chart showing the staff involved in the project and their respective assignments. •Listing and description of similar projects, in tabular format, that have been completed in the past 5 years by the prime consultant and/or proposed subcontractors. The consultant should include links to where the committee may review electronic copies of the deliverables from the listed projects. Do not attach electronic versions or send hard copies of previously completed projects. •Reference list that may be contacted by HRA for recently completed similar projects. •Resume of proposed project manager •A breakdown of the % of work (by allocation of dollars) each consultant/sub-consultant firm will perform as part of this contract. 	4
<p>Project Understanding, Approach, Scope of Work and Budget that includes</p> <ul style="list-style-type: none"> •Narrative that includes the consultant’s understanding of the purpose and need for implementation of the Community Wide Assessment and Area Wide Plan. •Discussion of previous experience with US EPA Brownfields Assessment Grants and how lessons learned through those projects will be used in Harrisburg. •Detailed discussion of the items listed in the “Consultant Qualifications” above with elaboration on how the consulting team meets those qualifications. •Specific project task descriptions, associated outcomes/deliverables and corresponding budget. Each project task should have an associated timeframe for the activity. •A separate allocation of travel, supplies, and any contingency costs per project task item. •Ability to complete the work within the anticipated schedule and budget. 	10

<p>Quality Assurance and Control Plan that includes:</p> <p>Project management and quality assurance plan that highlights the consultant’s approach to managing potential projects, managing costs, and achieving client quality standards. Consultant team should indicate familiarity with contractual and regulatory obligations tied to the EPA funding source.</p>	1
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RFQ SUBMISSION REQUIREMENTS AND PROCESS

HRA will accept one RFQ from each prime consultant. Prime consultants may propose subcontractor arrangements with other consulting firms; however, prime consultants may not serve as a subcontractor to another consulting team responding to this RFQ. A consultant not submitting as a prime consultant may be designated as subcontractor for more than one prime consultant.

Electronic submissions are due by **4:00 PM on November 12, 2019**. Consultants are encouraged to make their submissions prior to the 4:00 PM deadline to avoid last minute technical difficulties that could result in a late submission that is rejected.

Submissions shall be emailed directly to: gpayne@hra-harrisburgpa.org

RFQ DISCLOSURES

Consultants responding to this RFQ are doing so with full disclosure, understanding and acceptance of the following:

- Submissions not conforming to the standards outlined in this RFQ will be rejected.
- HRA reserves the right to reject any RFQ in whole or part for any reason.
- HRA may change the scope of work or selection process at its discretion at any time.
- HRA may cancel or postpone any aspect of this project within the bounds of the Consultant contract.
- HRA is not responsible for any costs incurred by Consultants in the preparation, submission, or subsequent discussion of this RFQ.
- Recommendations and/or approvals made by HRA with respect to this project are final.

All proposals become the property of HRA upon submission. HRA has the right to reject any or all of the proposals. HRA is an equal opportunity agency. Certified disadvantaged business/women owned business and veteran owned are encouraged to submit proposals. Following award of the contract by HRA, all RFQ submissions are considered public records that are subject to Pennsylvania's "Right to Know" laws. Materials considered confidential by the Consultant must be clearly identified and include a statement of why said records should not be considered public records.

SELECTION PROCESS

A consultant selection committee is in place and will review the consultant submissions. Due to contracting timelines, the entire selection process will be performed through a condensed timeframe. The committee will evaluate the submissions based upon the experience of the project team and the proposed project approach. The committee may shortlist 2-3 firms that will be invited to participate in an oral presentation via phone, if deemed appropriate. The committee will identify a preferred consultant and HRA will negotiate a scope of work, price, and associated contract. The preferred consultant, scope of work, price, and contract will be submitted to HRA for review and approval.