

Request for Proposal

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 5:00 PM March 22, 2024

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 to execute the City's urban renewal and revitalization strategies. To achieve its goals, the Redevelopment Authority may itself redevelop real estate, but primarily engages in public/private partnerships to leverage local, state, and federal funding for new business and housing.

PROJECT OVERVIEW

HRA is the recipient of a Brownfields Community Wide Assessment Grant by the US Environmental Protection Agency (EPA) which funds and guides this Community Wide Assessment Project (**CWA**), which is the subject of this Request for Proposal.

The CWA focuses on the Cameron Street Corridor/Paxton Creek Waterway in the City of Harrisburg, Pennsylvania. The Cameron Street Corridor has multiple industrial and commercial facilities with brownfield legacy and is in the 100-year flood zone designation due to the parallel Paxton Creek and its outdated channelized waterway. This CWA fits in broader plans to de-channelize the Creek and remove from Special Flood Hazard Area designation a significant portion of the corridor.

This project builds upon a previous 2019 EPA CWA and its 2022 EPA Paxton Creek/Cameron Street Corridor Brownfield Reuse Plan (Paxton/Cameron Reuse Plan), that in turn incorporates the Paxton Creek Master Plan and Paxton Creek Dechannelization Feasibility Plan and others.

HRA is requesting proposal from Qualified Environmental Professional Engineering Consultant (Consultant) to execute this CWA and its scope of work which is as follows:

1. Environmental Site Assessments,
2. Infrastructure Evaluation,
3. Community Engagement,
4. Equity Development Planning, and
5. Site Reuse Visioning.
6. Acres Reporting.
7. Benefit Cost Analysis.

CWA GEOGRAPHIC TARGET AREA

The City of Harrisburg, Pennsylvania's Capital, is a small, urban municipality (population 50,099). 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 and industrial corridors like Cameron Street. However, Harrisburg is on the cusp of urban regeneration, which requires addressing brownfields and their economic, environmental, and health impacts.

The Paxton Creek which parallels the Cameron Street Corridor is channelized but that conveyance is outdated and unable to dissipate heavy storm water events. In addition, Harrisburg has an old, combined sewer and water system which exacerbates flooding events on 100-year floodplains, including that on Cameron Street. Harrisburg is under an EPA Consent Order to mitigate citywide pollution of the Susquehanna River from that combined system.

Cameron Street Corridor where the Paxton Creek runs parallel, for the purpose of this project, is defined by the Paxton Creek's confluence with the Susquehanna River ([40.242749, -76.863623](#)) in the South, to the Herr Street intersection in the north at 1101 N. Cameron St ([40.272422, -76.877313](#)). The width of the corridor is bordered by the Norfolk Southern railroad tracks in the East and extends one block to the west of Cameron Street. The corridor is a Special Flood Hazard Area. Cameron Street is zoned light industrial and residential with manufacturing, parking, storage/warehouse, office, retail, religious, state facilities, commercial rail, and residences.

Along the corridor is a section that surrounds the Harrisburg Transportation Center which is a Transit Oriented Development, ***HTC TOD area***. The HTC TOD boundaries are State Street Bridge (north), Mulberry Street (south), 4th Street (West) and Cameron Street (East). Retail and commercial office space was its primary use along Market Street. The TOD is bordered by rail and commercial development and is highly impacted by flooding from the Paxton Creek.

Priority Sector: 10th Street from Market Street to Mulberry Street in the HTC TOD area. This area had properties that require environmental assessments and infrastructure evaluation for acquisition and demolition as part of the initial phase of the Paxton Creek Dechannelization Plan.

CWA GOAL

The CWAs brownfield assessment and related activities will advance the planned Paxton Creek Dechannelization which will mitigate brownfields and remove property from Special Flood Hazard Area Designation bringing flood relief to 400 areas along the Cameron Street Corridor. Property will be developable for commercial use and affordable housing while creating jobs, addressing environmental justice challenges, and improving residents' quality of life.

PROJECT TASKS

The selected Consultant will conduct the following CWA related activities as outlined below.

1. Community Engagement

The Consultant will establish and lead a stakeholder committee comprised of residents and businesses; city, county, state agencies; community-based non-profits; economic development agencies. Special emphasis on recruiting occupants, residents, property owners in the Cameron Corridor. These Stakeholders will steer and advance the project goals. Consultant is expected to recruit, coordinate, and provide relevant reports to the stakeholder committee.

Consultant will contact relevant property owners for the twenty-one (21) environmental assessments to gain access for conducting ESA and to recruit for stakeholder committee.

The consultant is expected to conduct sixteen (16) quarterly stakeholder meetings; ten (10) Environmental Justice Interview focus group meeting; three (3) day Final Visioning Plan charrette, Solicit and gain access to twenty (21) sites for ESA and recruit site owners to the stakeholder committee.

2. Environmental Site Assessments (ESA)

Consultants will conduct twenty-one (21) ESA Phase I and six (6) Phase II assessments:

- a. Sixteen (16) Phase I and Four (4) Phase II ESAs, two (2) which are petroleum site assessments, will be conducted from recommended brownfield list including five (5) from priority sector.
- b. The consultant and stakeholders will determine an additional five (5) Phase I, and two (2) Phase IIs from other sites of the Cameron Corridor, such as from State Street to Market Street and Northend sector, to be determined and selected as the project advances.

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.

The following table lists sixteen (16) sites that were suggested in the CWA as relevant for owner outreach and engagement to conduct ESAs. These sites, while helpful for the environmental characterization efforts of the overall project, are not definitive and subject to change.

#	Parcel ID	Address	Zoning	Land Use	Property Owner
1	08-030-004	700 Monroe St.	Industrial	Retail	Goodwill Industries.
2	08-033-013	117 N 10th St.	Downtown	Parking	Appalachian Brewing Co.
3	09-004-017	45 N 10th St.			
4	09-004-020	31 N 10th St.	Downtown	Parking	812 Market Inc.
5	09-006-002	27 N 10th St.			
6	09-006-004	23 N 10th St.			

7	09-006-019	1006 Market St	Downtown	Retail	Barking Dog Ventures Ltd.
8	09-006-026	1028 Market St.	Downtown	Retail	Rang Lui.
9	09-038-022	1001 Market St.	Downtown	Parking	Clay Robert Ira Equity.
10	09-038-018	25 S 10th St.	Downtown	Institute	Assembly of Christian Church
11	09-038-019	29 S 10th St.	Downtown	Industrial	H And I Distributing Corp.
12	09-040-009	65 S 10th St.		Parking	
13	09-040-011	75 S 10th St.	Downtown	Parking	Harrisburg Parking.
14	02-009-005	240 S Cameron St,	Industrial	Retail	Donald E Fisher Jr.
15	02-008-018	1001 Mulberry St.	Industrial	Industrial	D & F Mulberry, LP.
16	02-015-014	400 S Cameron St.	Industrial	Retail	Yellowstone Investment LLC

In addition, five (5) other sites to be determined as the project progresses.

3. Infrastructure Evaluation

Consultant will evaluate three (3) structures in the Priority Sector at 29 S. 10 Street and produce specialized infrastructure condition and capacity studies to confirm site re-used.

4. Equity Development Plan

Consultant will Interview community on history or perception of health, economy, gentrification in brownfield current conditions or potential development, and guide solutioning.

Consultant will conduct ten (10) interview/focus groups.

Consultant will produce one (1) Community Benefit Agreement with outline of benchmarks and resources.

5. Site Reuse Visioning

Consultant will produce a final "Site Reuse Visioning Visual Market document" of the project's assessments and planning evolvments, as a tool to promote the next steps of reuse strategies.

6. EPA Reporting

Consultants will populate and submit all required reports into ACRES. Sixteen (16) fiscal and performance quarterly and a final report submitted in ACRES.

The intended outcomes of this project are:

- Environmental Site Assessments: Twenty-seven (27) ESAs will be conducted on twenty-one (21) sites. 15-20+ acres on recommended sites are ready for cleanup/redevelopment.
- Community Engagement: Stakeholders have ownership and input in the process measured by biannual satisfaction surveys and comparing public feedback to results.
- Community Environmental Justice benefits and safeguards articulated and memorialized

with roadmap for implementation.

- Equity Development Plan: 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.
- Site Reuse Visioning: Promote current and next steps for Cameron Corridor and Priority Sites. Provide a tool and map for applying for related grants and resources.
- Overall Project Outcome: This Community Wide Assessment Project achieves *EPA 2022-2026 Strategic Plan Obj. 6.1 "Clean Up and Restore Land for Productive Uses and Healthy Communities"* to cleanup 650 additional brownfields. Cleanup, dechannelization and interceptor construction substantially advances EPA's Consent Decree for the City of Harrisburg. Mitigating Creek contamination and revitalizing land reuse bring Environmental Justice health, economic benefits to Harrisburg's affected neighborhoods.

7. Benefit Cost Analysis (BCA):

Conduct a Benefit Cost Analysis of Dechannelizing the Paxton Creek from Herr Street to the Creeks confluence with the Susquehanna River. BCA must meet Federal Emergency Management Agency (FEMA) specifications. (<https://www.fema.gov/grants/tools/benefit-cost-analysis>). This activity is not part of the EPA budget and scope and is pending final committal from separate funds, at which time consultant is expected to conduct this analysis.

CONSULTANT QUALIFICATIONS

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

- Experience with US EPA Brownfield Assessment Grants and associated program guidelines.
- Experience working with brownfield remediation, neighborhood revitalization, waterway development and flood remediation in communities similar to Harrisburg, Pennsylvania.
- Experience in 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 environmental justice.
- 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.
- Experience with FEMA hazard mitigation projects and conducting BCA analysis.

BUDGET

The budget for this project is **\$453,000.*** 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. ***This does not include BCA which is funded separately and under negotiation. Please indicate your estimate for BCA as a separate line item in your budget proposal.**

SCHEDULE

The consultant will be selected in April 2024. The project will commence in May 2024, with a and must conclude at the latest by September 30, 2027. The timeline below projects over the maximum length of term, but earlier completion of milestones and benchmarks is appropriate.

GANNT Chart: Schedule for completion of project milestones.

Project Month	1-3	4-6	7-9	10-12	13-15	16-18	19-21	22-24	25-27	28-30	31-33	34-36	37-39	40-42
Community Engagement														
Phase I & II Investigations														
Infrastructure Evaluation														
Equity Development Planning														
Site Reuse Visioning														
Acres Reporting														
Benefit Cost Analysis														

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 	10

<p>the activity.</p> <ul style="list-style-type: none"> •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. •Separated Budget line item proposal for Benefit Cost Analysis for Paxton Creek Dechannelization. 	
<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>	<p>1</p>

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 **5:00 PM on Friday March 22, 2024**. Consultants are encouraged to make their submissions prior to the 5:00 PM deadline to avoid last minute technical difficulties that could result in a late submission that is rejected.

Submissions shall be emailed directly to: bdavis@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.