

# HARRISBURG REDEVELOPMENT AUTHORITY

## RESOLUTION NO. 13-2024

**RESOLVED** by the Redevelopment Authority of the City of Harrisburg that the Executive Director is hereby authorized to award an EPA Community-Wide Brownfield Assessment Professional Services Agreement to BL Companies Pennsylvania Inc. in the amount not to exceed \$473,000.

6/18/24  
Date

  
Secretary

### **Proposals Received:**

Company

BL Companies Pennsylvania, Inc.

Cost

\$453,000 + \$20,000 related grant

**Request for Proposal**

**Community Wide Brownfield Assessment**

REDEVELOPMENT AUTHORITY OF THE CITY OF HARRISBURG (HRA)

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

RFP was submitted to vendor listserv, on website, social media (facebook, X) and on newspaper.

Only one proposal was received by deadline:

BL Companies Pennsylvania, Inc. (BL)

<sup>S</sup> HRA - COMMUNITY WIDE ASSESSMENT PROJECT RFP **SCORING MATRIX**

RFQ Element	Max Score	Score	BL
<b>Met submission Deadline</b>	Y/N	Y	
<b>Met Page Limits</b>	Y/N	Y	
<b>Cover Letter</b> included prime legal name, EIN, and key personnel to manage and execute project.	Y/N	Y	
<b>Consulting Team Profile</b> that includes: <ul style="list-style-type: none"> <li>• Background and description of the consulting team including prime consultant and subcontractors.</li> <li>• Organizational chart showing the staff involved in the project and their respective assignments.</li> <li>• 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.</li> <li>• Reference list that may be contacted by HRA for recently completed similar projects.</li> <li>• Resume of proposed project manager</li> <li>• A breakdown of the % of work (by allocation of dollars) each consultant/sub-consultant firm will perform as part of this contract.</li> </ul>	20	19	<p>Solid multiple, relevant prime and subcontract team with capacity to handle ESAs, and CWA activities of inventory, urban planning, market study, site reuse and financing.</p> <p>Broad and extensive experience in both ESA and CWA activities in provided references.</p> <p>Prime and subcontracts' role and relevancy was clear. Charts clearly demonstrates extensive experience by prime and subcontracts in each specific activity of the scope of work.</p> <p>Women owned business subcontract – Gaito Assoc.</p> <p>Continuity: SGA was the prime that conducted a previous 2021 Community Wide Assessment project which this CWA project builds upon. Gaito Assoc. was a key partner in the previous CWA. Michael Baker International has worked on multiple detailed studies that contribute to the Paxton Creek Project Area.</p> <p>Breakdown of % of work was provided.</p>

<sup>5</sup> HRA - COMMUNITY WIDE ASSESSMENT PROJECT RFP **SCORING MATRIX**

RFQ Element	Max Score	Score	SGA
<b>Project Understanding, Approach, Scope of Work</b> <ul style="list-style-type: none"> <li>Detailed discussion of the items listed in the "Consultant Qualifications" above with elaboration on how the consulting team meets those qualifications.</li> </ul>	<b>20</b>	20	Specific details of all the project details with relevance to good local understanding of the corridors. Expertise of all subcontracts is woven into the various scope of work activities. BL partners with SGA and Gaito Assoc who were previous consultants that produced the 2021 Paxton Creek CWA and bring institutional knowledge, expertise and continuity. Communicates understanding of leverage potential of CWA for other federal funds. Historic knowledge of impact of area, community partner/stakeholders, community engagement and key agencies.
<ul style="list-style-type: none"> <li>Specific project task descriptions, associated outcomes/deliverables.</li> </ul>	<b>25</b>	25	Explanation for each project task was sufficient, industry informed, and knowledgeable of the area for prioritization and phasing: Community Engagement, Environmental Phase I and II assessments, Infrastructure Evaluation, Equity Development Plan, Site Reuse Visioning, EPA reporting, and separately a Cost Benefit Analysis. Outcomes and deliverables were mentioned.
<ul style="list-style-type: none"> <li>Ability to complete the work within the anticipated schedule.</li> </ul>	<b>5</b>	3	"Estimated time to complete" was provided per task along with their occurrence in the overall project in general, but no timeline for how long the project will take.
<b>Project Budget and Cost Reasonableness</b>	<b>15</b>	10	<p>Budget is presented as a summary total figure at the conclusion of each section but no breakdown of line items.</p> <p>Task 1: Community Engagement - \$50,000 - Exceeds estimated budget by \$10,000 but is reasonable for this important task and keeps within the project's overall limit.</p> <p>Task 2: Twenty-seven (27) ESAs - \$250,000. This is below estimated budget by \$60,000 but all ESAs are included.</p>

<sup>s</sup> HRA - COMMUNITY WIDE ASSESSMENT PROJECT RFP SCORING MATRIX

<p>• A separate allocation of travel, supplies, and any contingency costs per project task item.</p>	<p>5</p>	<p>2</p>	<p>Task 3: Infrastructure Evaluation is \$10,000 over estimated budget but reasonable and within the project's overall limit - \$40,000.</p> <p>Task 4: Equity Development Plan - \$30,000 – Task is \$10,000 under the anticipated budget, but this is tied to Task 1 and CBA activities, so that reduction is reasonable.</p> <p>Task 5: Site Reuse Visioning a- \$40,000 – This is \$19,000 over anticipated cost, however, this may be appropriate as this task will be more than vision plans for anticipated four sites, and a larger, overarching dechannelized Paxton Corridor Reuse Visioning Visual Marketing Document.</p> <p>Task 6: Cooperative Agreement Reports - \$38,000 – This is \$30,000 over estimated but this includes full scope of Gaito Assoc. not necessarily captured in estimate but necessary: Property Approval Questionnaires for several properties, DBA, FFR, and Grant Close Out.</p> <p>Separate statement about compliance with mileage and per diem was mentioned but no specific estimates, supplies, or contingencies.</p>
<p><b>Quality Assurance and Control Plan</b> that includes: 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>10</p>	<p>6</p>	<p>The Outputs and Outcomes desired for the Project were mentioned and the vehicle for overseeing them is through Gaito Assoc. and the quarterly reports that will include them. That is an adequate and acceptable venue. However, protocols for meeting those benchmarks or corrective measures in the event that benchmarks or quality does not meet expectations were not outlined.</p>
<p><b>Total</b></p>	<p>100</p>	<p>85</p>	

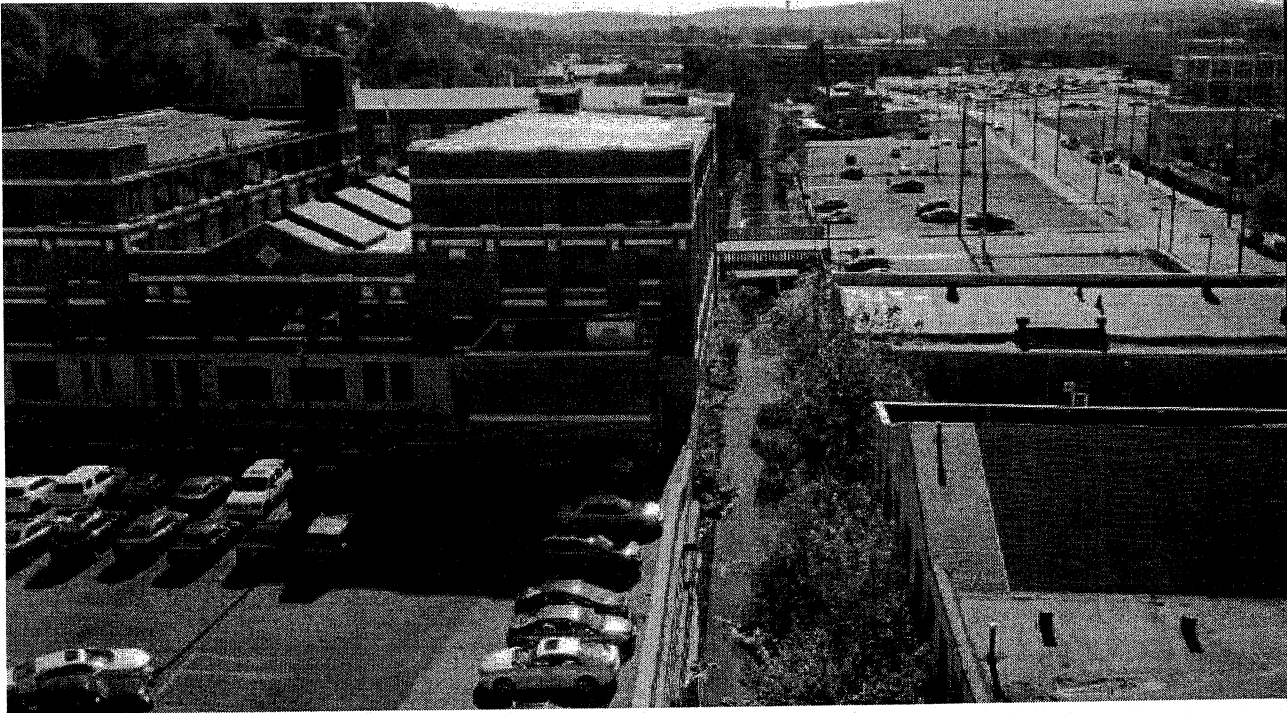


Architecture  
Engineering  
Environmental  
Land Surveying

## REQUEST FOR PROPOSAL

### Redevelopment Authority of the City of Harrisburg

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### COMMUNITY WIDE BROWNFIELD ASSESSMENT GRANT

March 22, 2024

*Employee owned. Client driven.*

# Community Wide Brownfield Assessment Grant

Redevelopment Authority of the City of Harrisburg  
March 22, 2024

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March 22, 2024

Mr. Bryan Davis  
Executive Director  
Redevelopment Authority of the City of Harrisburg  
10 North Second Street, Suite 405, P.O. Box 2157  
Harrisburg, PA 17105

**RE: Community Wide Brownfield Assessment Grant**

Dear Mr. Davis:

BL Companies Pennsylvania, Inc. ("BL") appreciates the opportunity to submit our qualifications to the Redevelopment Authority of the City of Harrisburg (HRA) for environmental consulting and related services under the U.S. EPA Community Wide Brownfield Assessment Grant. BL has strategically teamed with Gaito & Associates, LLC and Stromberg/Garrigan & Associates, Inc. (collectively referred to herein as the "BL Team") to offer HRA a team with decades of local experience combined with nationally recognized EPA Brownfields expertise. BL has also included Michael Baker International, Inc. on the team to provide the Benefit Cost Analysis (BCA) of the dechannelizing of Paxton Creek. Michael Baker is experienced in performing BCAs for this type of funding and has been involved in the Paxton Creek initiative for several years.

Details of BL Team's legal entity names, federal ID numbers, and identification of the Project Manager as follows:

Consulting Team Legal Name	Role	Federal ID No.	Other
BL Companies Pennsylvania, Inc.	Prime Consultant	34-2021425	
Gaito & Associates, LLC	Subconsultant	27-1976319	WBE/DBE PAUCP #13983
Stromberg/Garrigan & Associates, Inc.	Subconsultant	51-0640483	
Michael Baker International, Inc.	Subconsultant	25-1228638	

Michael Beardsley, Senior Project Manager and Principal at BL, will serve as the Project Manager and will be responsible for overseeing all aspects of the project to ensure we are meeting the intended project outcomes, HRA expectations, and regulatory obligations for EPA grant-funded projects. Mr. Beardsley will be responsible for negotiating and executing the project contract.

We appreciate your consideration of our credentials and proposed scope of work and would welcome the opportunity to discuss the details of our qualifications.

Sincerely,

**BL Companies**

Mark Koellner  
Executive Director of Project and Program Development, Principal





## **Community Wide Brownfield Assessment Grant Redevelopment Authority of the City of Harrisburg**

### **CONSULTING TEAM PROFILE**

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#### **BL Companies**

BL is a multi-discipline, 100% employee-owned firm that provides complete consulting services, including environmental assessments and remediation, natural resource evaluations, civil engineering, architectural, surveying, and mechanical and plumbing engineering services. BL has a well-established environmental consulting practice with a staff of professionals that include Pennsylvania-Licensed Professional Geologists (PGs), Professional Engineers (PEs), Certified Hazardous Materials Managers (CHMMs), licensed asbestos and lead inspectors/designers, natural resources specialists, and many qualified Environmental Professionals. Cumulatively, the staff in our Harrisburg, PA office have completed thousands of Phase I Environmental Site Assessments (ESAs), Phase II Site Investigations, asbestos surveys and abatement oversight, and full site remediation under the Pennsylvania's Act 2 and Storage Tank programs. BL has been working with municipal and private clients within the City of Harrisburg and across PA for over 25 years, and we pride ourselves in finding creative, endpoint-driven solutions to tackle the challenges that Brownfield sites present to these communities.

#### Primary Contact

Mark Koellner, Executive Director of Project and Program Development, Principal  
2601 Market Place, Suite 350, Harrisburg, PA 17110  
[mkoellner@blcompanies.com](mailto:mkoellner@blcompanies.com) // 717.943.1665

#### **Gaito & Associates (WBE)**

Gaito & Associates LLC (Gaito) was formed to assist in the resolution of environmental issues in a manner that spurs economic growth and opportunity. Brownfield redevelopment, environmental risk management, government relations, public funding strategies and the building of public-private partnerships are primary areas of focus for the firm. For more than two decades, Gaito has supported U.S. EPA funded brownfields projects including assessment and remediation, area-wide planning, revolving loan funds, and job training programs. Focused on projects primarily in U.S. EPA Region 3, Gaito has had the opportunity to serve the same clients under multiple U.S. EPA grants allowing the firm to assist those clients through the redevelopment process and get them to the ribbon cutting. Based in Carlisle, PA, Gaito is certified as a Woman-Owned Small Business.

#### Primary Contact

Jill Gaito, Principal  
2725 Enola Road, Carlisle, PA 17015  
[jimgaito@comcast.net](mailto:jimgaito@comcast.net) // 717.226.4320

#### **Stromberg/Garrigan & Associates**

Stromberg/Garrigan & Associates (SGA) is a full-service planning and design practice offering comprehensive community development, urban planning, urban design, and site design/engineering services primarily focused on the revitalization and redevelopment of established communities. SGA is a nationally recognized leader in the practice of brownfields "land recycling" and has unparalleled experience and understanding in the most current approaches to linking remediation techniques with desired end uses, to streamline cleanup processes and approvals, and achieve the successful and timely reuse of properties. The firm has expertise in developing community engagement processes that educate the community on understanding how potential human health risks can safely be addressed, while also tapping into community and market opportunities to turn what are often blighted sites into positive community assets. SGA has worked on, and in many cases led, more than 75 U.S. EPA funded brownfields reuse planning and implementation projects of all scales and complexities across the United States. The firm's work on behalf of local governments that have received U.S. EPA brownfields assessment grants has been awarded numerous Phoenix Awards and U.S. EPA award recognitions. In addition to local government contracted work, SGA provides direct technical services to the U.S. EPA's Washington D.C. Headquarters through several on-call, open-ended technical services contracts to provide brownfields support services to the Office of Brownfields and Land Recycling (OBLR) and for all U.S. EPA regional offices.

#### Primary Contact

Sean Garrigan, Principal  
533 Greenwood Avenue, Jenkintown, PA 19046  
[sgarrigan@s-ga.com](mailto:sgarrigan@s-ga.com) // 215.357.1541  
<https://s-ga.com/practice/sean-garrigan/>

## Michael Baker International, Inc.

Michael Baker International, a leading provider of engineering and consulting services, including design, planning, architectural, environmental, construction and program management, has been solving some of the world's most complex infrastructure challenges for more than 80 years with a legacy of expertise, experience, innovation and integrity. Based in Pittsburgh and with more than 85 offices nationwide, including our Harrisburg, PA office, we partner with clients on everything from roads, bridges, tunnels, mass transit, and airports, to water treatment plants, arctic oil pipelines, environmental restoration and specialized overseas construction. We serve as a trusted adviser to the communities we serve, making them safer, more accessible, more sustainable and more prosperous. We provide visionary leadership in facilitating transformational change for our clients. Our work delivers differentiating innovations and dedicated experts who challenge the status quo and share a world of diverse experience and an impassioned entrepreneurial spirit. We deliver quality of life. Michael Baker's Harrisburg office prepared the Paxton Creek Master Plan and associated Flood Reduction Feasibility Study for Paxton Creek.

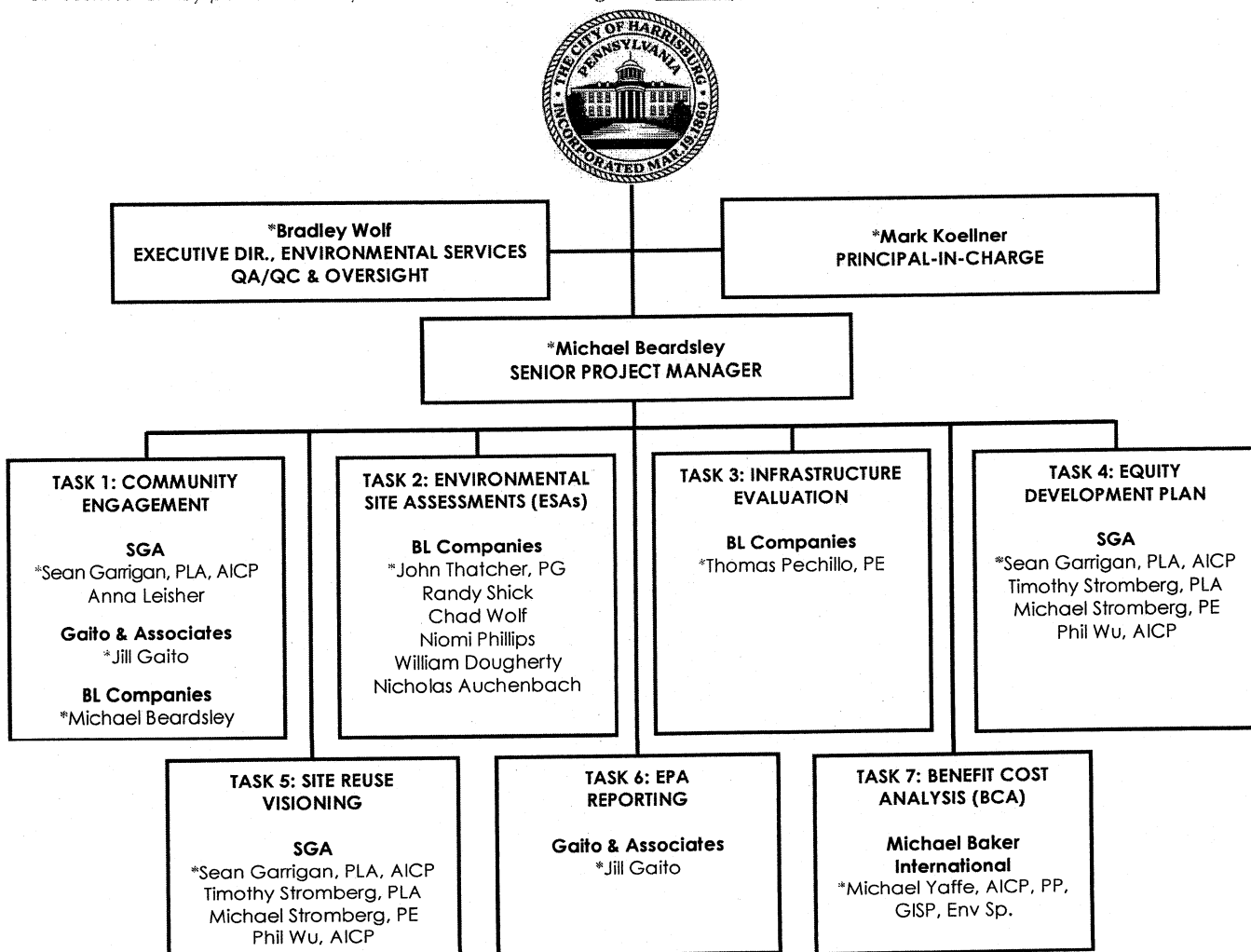
### Primary Contact

Steven L. Barber, PE, Senior Vice President and Office Executive  
4431 N. Front Street, 2nd Floor, | Harrisburg, PA 17110-1709  
[Steven.Barber@mbakerintl.com](mailto:Steven.Barber@mbakerintl.com) // (717) 221-2001

## Organizational Chart

The proposed BL Companies team is summarized in the organizational chart below.

\*Full resumes for key personnel are provided via the following link: [BL Companies HRA Proposal Files](#)





## Relevant Project Experience & References

Electronic copies of the applicable deliverable for the below projects can be found here: [BL Companies HRA Proposal Files](#)

PROJECT	REFERENCE	PROJECT DESCRIPTION
<b>City of Harrisburg Redevelopment Authority (HRA), EPA Brownfield Area-Wide Planning Grant &amp; EPA Community-Wide Assessment Grant</b>	Bryan Davis Executive Director, HRA (717) 255-6639 bdavis@hra-harrisburgpa.org	SGA served as the prime consultant for HRA's two EPA grant projects since 2016. The projects included developing two brownfield area-wide plans (AWPs) for: the South Allison Hill Neighborhood (2019) and the Paxton Creek/Cameron Street Brownfields Corridor (2022). The South Allison Hill AWP focused on a series of former industrial properties with an emphasis on uses that build upon the community impact. The Paxton Creek/Cameron Street AWP depicts an evolution of design concepts for the dechannelization of Paxton Creek with its primary intent to focus on the brownfields-related conditions and implications with regards to constructing civic infrastructure and attracting private investment to improve the community. Gaito served as the Brownfield Redevelopment Specialist and Regulatory Liaison and assisted HRA with their brownfield grants management, including EPA Region 3 reporting requirements.
<b>Dauphin County Redevelopment Authority (DCRDA), Harrisburg, PA EPA Brownfield Community-Wide Assessment Grant</b>	George Connor Executive Director, DCRDA (717) 780-6250 gconnor@dauphincounty.gov	Gaito served as the Project Manager, Brownfield Redevelopment Specialist and Regulatory Liaison assisting DCRDA with assessment and reuse planning efforts throughout Dauphin County. Key projects under this grant included a comprehensive reuse plan for the former Harrisburg State Hospital Site and assessment and reuse planning for a former school in Lykens Borough in Northern Dauphin County.
<b>The Steel Works Revitalization Brownfield Project</b>	Jonathan Bowser Managing Partner Integrated Development Partners (717) 678-6750 jonathan@integrateddp.com	BL is completing investigation and remediation activities of an approximately 5-acre industrial site that included many historic uses of environmental concern such as portions of a former steel mill, a closed water canal filled with recycled mill wastes, gasoline filling and service stations, a funeral home, and the presence of historic fill materials that were identified during assessments completed by others under a prior EPA Brownfield Assessment Grant. This property is currently being redeveloped for mixed-use purposes.
<b>Carlisle Urban Redevelopment Plan &amp; U.S. EPA Brownfield Redevelopment Project</b>	Debra Figueroa Former Asst. Borough Manager (970) 309-2494 debra.figueroa@strategiesdc.com	The Borough of Carlisle and Cumberland County received three U.S. EPA grants including: U.S. EPA Brownfields Area-Wide Planning, Brownfields Training, and Hazardous/Petroleum Assessment focused on Carlisle's former Northeast Industrial Zone. SGA and Gaito oversaw the redevelopment planning, coordination of all the area-wide and site-specific reuse planning, community engagement, market analysis activities, property owner outreach, and environmental and agency coordination.
<b>Former IAC North America</b>	Harold Brandt Chief Financial Officer Carlisle Events (717) 243-7855 x176 haroldb@carlisleevents.com	The IAC facility is one of the three signature brownfield sites in Carlisle's former Northeast Industrial Zone that utilized several of the public grants and private investments discussed above. The IAC project was part of the overall Carlisle Urban Redevelopment Plan that was presented with the 2023 EPA Phoenix Award. BL is completing assessment and remediation of soil and groundwater impacts at the facility. The site is being remediated in accordance with Pennsylvania's Act 2 program by demonstrating attainment of a combination the Background, Site Specific, and Statewide Health Standards. BL is also the lead civil engineer who completed the subdivision and land development and permitting services for the mixed-use redevelopment of the site.
<b>Beaver County/Borough of Monaca/Ohio River Communities, PA, EPA Brownfield Area-Wide Planning Grant &amp; 2 EPA Brownfield Coalition Assessment Grants</b>	Lane Grable Beaver County Planning Director (724) 770-4422 lgrable@beavercountypa.gov	SGA served as the Prime Consultant, in partnership with Gaito, in a regional coalition of communities focused on post-industrial revitalization. SGA and Gaito have led extensive area-wide planning efforts since 2011, when the Coalition was originally formed, funded through a U.S. EPA Brownfields Area-Wide Planning grant and two U.S. EPA \$600K Community



		Coalition Assessment grants. SGA and Gaito's planning efforts developed specific projects, including strategic infrastructure investments such as transportation, flood reduction, stormwater management, park/civic space/trail improvements, as well as cleanup strategies to support private development investment opportunities.
<b>City of Shamokin – GoShamokin Revitalization and U.S. EPA Brownfields Project</b> (Recipient of 2020 Commonwealth Award)	Betsy Kramer Revitalization Coordinator SEDA-COG (570) 524-4491	SGA and Gaito have been working with the City of Shamokin and SEDA-COG to manage their revitalization planning and projects, including their U.S. EPA Brownfields Assessment grant. SGA and Gaito led an effort to determine economic development strategies and thoughtful design initiatives through a combination of public/civic realm investments to stimulate building rehabilitation and business expansion. Since 2019, the project has garnered more than \$12M in public funding to implement projects, including assessing numerous brownfields, acquiring properties for redevelopment, developing reuse plans, and undertaking cleanup and redevelopment.
<b>Site Investigation and Remediation of a Former Manufactured Gas Plant (MGP), Borough of Chambersburg, PA</b>	John Leary Director of Natural Gas Utility Borough of Chambersburg (717) 251-2422 jleary@chambersburgpa.gov	BL and Gaito were retained by the Borough of Chambersburg to investigate a former MGP site that operated from the 1850s to the 1940s. BL and Gaito worked with the Borough to gain funding through an ISRP remediation grant. BL and Gaito worked with PADEP to establish the site as a "Special Industrial Area (SIA)" and BL is working through the SIA provisions of Pennsylvania's Act 2 program to develop a Baseline Environmental Report to obtain a relief of liability for the site by demonstrating a Site Specific Standard using a variety of engineering and institutional controls to eliminate potential exposure pathways at the site.

## Resume of Proposed Project Manager

### Michael Beardsley, Principal, Senior Project Manager

Electronic copy of full resume: [BL Companies HRA Proposal Files](#)

## Education

Associate Degree in Life Sciences, Harrisburg Area Community College, 1996

Bachelor of Science Degree in Environmental Science, Lock Haven University, 1998

## Summary of Qualifications

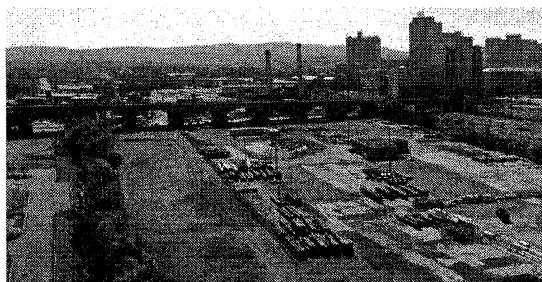
Mr. Beardsley has 24 years of experience in the environmental consulting field and currently serves as a Principal, Senior Project Manager, and Department Manager for the mid-Atlantic Environmental group at BL. His experience includes the completion and management of a multitude of environmental projects ranging from environmental due diligence investigations (Phase I and II Environmental Site Assessments) to full scale remediation projects. Mr. Beardsley also has experience leading a group of natural resource professionals that are focused on wetland assessments, threatened, and endangered species assessments, and permitting. His work experience includes projects in both the public and private sectors including State and Federal Brownfield projects, environmental support for commercial development and linear utility projects, telecommunications projects, and remediation projects throughout the mid-Atlantic region.

## Estimated Breakdown of Percentage of Work

Consulting Team	Estimated Dollars	% of Total Contract
BL Companies	\$317,100	70%
Gaito & Associates	\$54,360	12%
Stomberg/Garigan & Associates	\$81,540	18%
<b>Total Budget for Community Wide Brownfield Assessment</b>	<b>\$453,000</b>	
Michael Baker International, Inc - BCA		
<b>Total Estimated Fee for BCA</b>	<b>\$20,000</b>	

## PROJECT UNDERSTANDING, APPROACH, SCOPE OF WORK AND BUDGET

All of the members of the BL Team understand that the City of Harrisburg received a \$500,000 grant from the U.S. EPA Brownfields Assessment Grant program to complete community outreach activities, conduct up to 21 Phase I and 6 Phase II environmental site assessments (ESAs), provide infrastructure evaluation and develop remedial and reuse plans for key targeted sites. Perhaps more importantly, we understand that this assessment grant will support crucial aspects of the Paxton Creek Dechannelization effort. In addition to our team's nationally recognized EPA Brownfield expertise, the BL Team has extensive local environmental experience and several of our member firms have been working with the Paxton Creek coalition of partners, including HRA, for several years. We understand the importance of restoring Paxton Creek to not only improve the local environment and support improvement of the Chesapeake Bay Watershed, but also to revitalize the economy and create amenities in the Environmental Justice communities along Paxton Creek.



The BL Team understands that these funds are essential to helping advance the goals of the Paxton Creek planning initiatives, including the HTC TOD Plan, and the Cameron Street Corridor Plan developed by SGA who is a key member of our team. Information resulting from the environmental assessments will be used to prompt site cleanups and redevelopment in these targeted reinvestment areas and at other sites identified as critical in supporting strong redevelopment opportunities and/or identification of end users. This includes supporting both private property owners and private enterprises as well as public and non-profit efforts to support the overall vision for the area.

We understand that HRA needs a highly qualified project manager and a supporting team of environmental experts to prepare the Quality Assurance Project Plan, Health and Safety Plans, Field Sampling and Analysis Plans, assessments, and remedial plans efficiently yet thoroughly. You need a trustworthy project team that offers sound technical input and thoughtful strategies; a team that is well-respected by U.S. EPA and PADEP; and a team that prepares useful reports within the established budgets and schedules.

We know that receiving this U.S. EPA grant is a significant opportunity, and that extremely high expectations exist throughout Harrisburg and the community to see this effort support spurring new development and the revitalization of community assets. The BL Team understands that your consultant is expected to provide high quality results on every assessment and deliverable, and that our work reflects on HRA and the City and is important to each stakeholder and resident. Our team can fulfill these requirements and intends to exceed expectations.

The BL Team brings to the project an experienced staff and support resources that meet all the multi-disciplinary needs of this project. The project will be led by a nationally recognized group of experienced technical professionals; many of which have a long-established working relationship with each other. The team has unparalleled experience working on U.S. EPA Brownfields Assessment projects and has learned what works and what doesn't. Through "lessons learned", we've developed excellent communication techniques for communicating with property owners, developers, business owners, elected officials, and municipal leaders to gain public support for project efforts and to leverage additional funding for implementation of our recommendations. We take this commitment seriously and look to build long-lasting partnerships with local businesses, civic leaders, property owners, and residents within the communities in which we work. Our team understands the difference between performing due diligence on a straightforward real-estate acquisition versus assessing and preparing a brownfield for remediation and redevelopment. Our team is also recognized for developing reuse plans that can be implemented rather than plans that sit on the shelf – again, we've figured out what works when it comes to redeveloping brownfield sites and have the successful projects to prove it.

### Project Task Descriptions

► **Task 1 – Community Engagement** – According to the HRA Work Plan Summary, HRA plans to hold up to 16 quarterly Stakeholder Committee meetings and 10 Environmental Justice Review Interviews. Our team believes this task is especially important because the previous EPA Assessment grant planning activities for the Paxton Creek/Cameron Street corridor were primarily performed during the COVID pandemic which significantly impacted the ability to perform meaningful community outreach. This grant provides the opportunity to fully vet the concepts in the Brownfields Area-Wide Plan for the corridor and undertake significant one-on-one property owner meetings, which will be especially critical in terms of obtaining their consent to undertake individual environmental site assessments described under Task 2. The BL Team partners – Gaito and SGA – have extensive experience in conducting EPA Brownfields-related public outreach





using multiple platforms and activities. Gaito and SGA typically work together to lead Stakeholder Committees in understanding utilization of the funds, prioritization of investments in specific sites and to provide both hardcopy and digital marketing materials. Public engagement under this task typically covers educating the community and stakeholders on broader grant activities, and performance as a collective whole, that are held at strategic milestones within the overall grant period. Based on the amount of planning work performed to-date, we will work with HRA on crafting the most effective form of public engagement activity and forum(s) to ensure that meaningful engagement occurs, whether in the form of charrettes or other workshops format, and undertaken in a manner consistent with the findings of Tasks 4 and 5. All these activities will be effectively utilized in HRA's planned Neighborhood Transformation Initiative sessions to gather public input that informs decisions on assessment and future cleanup/reuse activities. The BL Team is very effective in conveying site-specific risks and planned cleanup activities in a manner that meets EPA and PADEP public outreach requirements for Act 2 in addition to satisfying community concerns about redevelopment.

Estimated Time to Complete: Ongoing throughout the project duration.

Estimated Budget: \$50,000

► **Task 2 – Environmental Site Assessments (ESAs)** – Collectively, the BL Team will assist HRA in selecting sites from the Brownfields inventory list to be recommended for ESAs that will maximize the use of available grant funds and position sites for meaningful reuse or redevelopment. The BL Team can help HRA with research and identifying readily available site attributes useful for decision-making, including factors such as prioritization through previous planning efforts, economic impact potential, proximity to transportation infrastructure, utility availability, and access/ownership, just to name a few. We can also discuss how to measure, rank, and weigh more subjective issues, such as initial perceived health and safety concerns, likely redevelopment interest if the property is clean, shovel-readiness, etc. BL's staff of experienced scientists, geologists, and building inspectors will perform Phase I ESAs for selected sites in accordance with ASTM-1527-21 and EPA All Appropriate Inquires (AAI) Rule for evidence of recognized environmental conditions (RECs). Based on information provided in the RFP, we anticipate completing approximately 21 Phase I ESAs that were listed as suggested sites in the Community Wide Assessment (CWA) as well as some that will be selected based on recommendations from consultant and stakeholder meetings within the Cameron Corridor. BL also expects to complete approximately six Phase II ESAs (e.g., geophysics, soil/groundwater/vapor sampling, tank removal, etc.) to further evaluate and address identified RECs. BL may also complete hazardous building materials (HMB) surveys to support any renovation or demolition plans. Prior to any sampling activities, BL will prepare Health and Safety Plans, appropriate EPA Region 3 Quality Assurance Project Plans (QAPPs), and site-specific Sampling and Analysis Plans. The findings of these assessments will aid in prioritizing sites for further assessment, reuse planning, redevelopment, and position the HRA for further EPA Brownfield funding.

Estimated Time to Complete: Phase I ESAs can be completed in approximately 3 to 4 weeks and Phase II ESAs in approximately 3 to 5 weeks depending on scope of work.

Estimated Budget: \$250,000

► **Task 3 – Infrastructure Evaluation** – BL has significant in-house experience in the assessment, preservation, rehabilitation, and design of various types of infrastructure facilities including bridges, culverts, retaining walls, roads, parking lot facilities, and utilities, including those over, supporting, and adjacent to active waterways. Our infrastructure team works side by side with our environmental and land development teams to produce a seamless and cohesive set of deliverables for our clients. Our approach for this project will be to identify impacted structures and facilities, review the available documentation (such as record and as-built plans, inspection reports, load ratings and prior studies), conduct a site visit to obtain supplemental information, and compile a summary report of recommendations for the treatment of the affected structures and other facilities. The summary report will include a narrative, photographs, and if requested, a high-level opinion of probable construction cost broken down by structure/facility, and appropriate documentation that supports our recommendations. BL has successfully taken this approach for numerous public and private clients. A recent example of this is when a commercial client in Scranton, PA discovered that a concrete culvert that is located under their parking lot was in poor condition. BL performed a site inspection and subsequently performed design services to PennDOT standards for the replacement of the roof slab of the culvert on an aggressive schedule. Construction sequencing was carefully planned to avoid impacts to the client's drive-through services and with minimal impacts to their parking lot. The inspection and design were completed within three months of receiving our notice to proceed (NTP), permitting was fast-tracked, and all repairs were completed within one year of our NTP.

Estimated Time to Complete: Each infrastructure evaluation can be completed in approximately 3 to 4 weeks depending on the type of structure to be evaluated.

Estimated Budget: \$40,000



► **Task 4 – Equity Development Plan** – The BL Team will prepare an Equity Development Plan which follows the objective and guidance provided in the EPA current Environmental Justice guidelines and the E.O. 13985 Equity Action Plan. The plan for HRA's EPA funded brownfield project area will cover the six priority actions which ensures that the agency's funded activities are done in a manner that reflects equity, environmental justices, and civil rights to ensure that meaningful participation, especially by affected populations to have an opportunity to participate in decisions that will affect their health or environment, and their contributions can influence the decision-making process. This includes assessing how brownfields cleanup efforts will improve environmental conditions that may be contributing to compromised air, water, and soil quality, per the U.S. EPA's EJ Action Plan 2022 parameters focused on the Justice40 Initiative and related funding program requirements, which may influence a wide variety of federal funding requests.

Using the input received by up to ten key person interviews and up to three focus group meetings, a draft Community Benefit Agreement (CBA) will be prepared and submitted to HRA for review and comment. This agreement will define a set of performance parameters that the HRA, other agency partners, and/or developers will agree to deliver, in return for support by a defined community benefit group(s). Depending on the final parameters of the CBA, it is likely that constituent groups from South Allison Hill, including neighborhood associations, faith-based organizations, and other stakeholders and environmental groups, may be party to the CBA as groups that may be impacted by the proposed actions and developments. Since CBAs are legally enforceable and binding, they will be subject to legal counsel of the HRA and/or the City's solicitor. The BL Team will prepare a draft CBA and up to round of revisions to the CBA document, based on comments provided in writing by HRA.

Estimated Time to Complete: 2 to 3 months from start of project.

Estimated Budget: \$35,000

► **Task 5 – Site Reuse Visioning** – The Paxton Creek/Cameron Street Corridor has been the subject of several substantial planning efforts since 2018. The Paxton Creek/Cameron Street Brownfields Corridor Reuse Plan prepared by SGA and Gaito and completed in September 2022 embodies all the applicable planning recommendations for the area at that time. As the 2022 Corridor Plan advocated, the primary focus of follow-up EPA funding focused on the extensive amount of environmental assessment activities required to ultimately implement the vision. With its intensive involvement in the previous planning effort, the BL Team brings to HRA the ability to refine site-specific reuse plan components as detailed environmental information is quantified for parcels along the corridor. In addition, the team can coordinate with other key stakeholders in the corridor, especially CRW, as they advance engineering plans for the major sewer interceptor project, to refine the dechannelization concepts, based on actual conditions and latest engineering requirements for that project. A key element of this will be drilling down into more detail on the Priority Sector between Market and Mulberry Streets, along 10<sup>th</sup> Street. This includes potential environmental issues associated with any potential interim measures for the compromised retaining wall along Paxton Creek in the Priority Sector area.

Once environmental assessment activities are completed, along with most of the community engagement following the Equity Development Plan and the resultant CBA, a Site Reuse Visioning Visual Marketing document will be prepared which will clearly outline the vision and benefits of the project, along with the critical next steps. This document will be prepared to serve as a key tool to continuing advancing the project towards realization.

Estimated Time to Complete: 4 to 6 months, midway through the project, pending completion of the applicable ESAs.

Estimated Budget: \$40,000

► **Task 6 – EPA Reporting** – The BL Team includes Gaito who assisted HRA with management and implementation of their previous assessment grant. In coordination with HRA's team, Gaito will complete and submit quarterly progress reports in the EPA ACRES system; prepare annual Federal Financial Reports and Disadvantaged Business Enterprise reports; prepare and submit Property Approval Questionnaires for eligibility determinations; and complete the final grant close-out reporting. Gaito will also assist HRA with any budget modification requests, as needed, throughout the grant period to assure utilization of all grant funds by the end of the grant period.

Estimated Time to Complete: Ongoing throughout the project duration.

Estimated Budget: \$38,000

► **Task 7 – Benefit Cost Analysis (BCA)** - Michael Baker will conduct a Benefit-Cost Analysis (BCA) of dechannelizing the Paxton Creek from Herr Street to the creek's confluence with the Susquehanna River. The BCA will be based on the Federal Emergency Management Agency (FEMA) BCA Toolkit Version 6.0 used for Hazard Mitigation Assistance. BCA is a method that determines the future risk reduction benefits of a hazard mitigation project and compares those benefits to its costs. The result is a Benefit-Cost Ratio (BCR). A project is considered cost-effective when the BCR is 1.0 or greater. This analysis assumes that design of the dechannelizing project is advanced to at least 60% design to be able to calculate project and maintenance costs. Damages will be based on historic damages and if historic damages are not available then damages will be based on modeled damages. The BCA deliverable will include a BCA Report generated by the FEMA BCA Toolkit. The BCA Report includes a summary of the FEMA-approved BCA methodologies, inputs, assumptions, and results of the BCR.

Estimated time to complete: 2 to 3 months from start of project.

Estimated budget: \$20,000

### **Allocation of Costs for Travel, Supplies, and Contingencies**

All travel-related expenses will be billed at the current Federal mileage and per diem rates. Estimated costs for supplies and contingencies are considered in the estimated budgets presented above. It should be noted that all fieldwork for the ESA tasks will be staffed from BL's Harrisburg, PA office.

### **Effective Grant Fund Utilization Measuring Results**

EPA requires the demonstration of effective grant fund utilization through the measurement of "Outputs" and "Outcomes". The term "outputs" refers to a work product or deliverable generated through an environmental activity or effort. The expected outputs for the assessment grants may include but are not limited to the number of Phase I and Phase II ESAs or the number of community meetings held. The term "outcomes" refers to the result, effect, or consequence that will occur from carrying out the activities under the grant. The intended outcomes of this project include completion of ESAs with sites being recommended for cleanup/redevelopment, community engagement with stakeholder input, community environmental justice benefits and equity development planning with reuse plans that provide parks, greenspace, commercial jobs, housing, and enhanced transit connectivity. The BL Team includes Gaito who has decades of experience assisting clients with EPA reporting compliance and demonstrating effective utilization of brownfield grant funds. Gaito will work very closely with the HRA team to submit all EPA-required reports on time and to monitor utilization of grant funds across all tasks as outlined in the HRA workplan. Accurate reporting via the ACRES system will demonstrate utilization of funds by site and activity on a quarterly and cumulative basis. Regularly, throughout the grant period, Gaito will make recommendations for re-allocation of funds if necessary and assist HRA in gaining EPA approval of such requests. Finally, Gaito helped author the closeout report for the last HRA grant.



## **QUALITY ASSURANCE AND CONTROL PLAN**

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The BL Team recognizes and understands the key components which lead to successful projects and client satisfaction: communication, responsiveness, collaboration, technical expertise, and quality assurance/quality control (QA/QC). Mr. Beardsley will serve as the Project Manager and will be responsible for coordinating the completion of each task, managing costs and adherence to strict QA/QC measures to ensure we are meeting the intended project outcomes, HRA expectations, and regulatory obligations for EPA grant-funded projects.

### **Status Reports and Record Keeping**

Combined with the submission of deliverables, Mr. Beardsley will schedule regular check-in meetings to review completed activities, any variances from the previous status meeting, and future activities. This will ensure that communication with the project team and HRA is clear and well conveyed. Additionally, as stated above, Gaito as part of the BL Team, will work closely with HRA to ensure adherence to EPA-required reporting and record keeping.

### **Schedule Control**

The BL Team will implement the following controls to monitor project tracking:

- Mr. Beardsley will be responsible for monitoring project milestones and communicating with the lead technical professionals regarding due dates for each task.
- The BL Team will work with HRA to develop a schedule based on the Gantt chart presented in the RFP with an understanding that all work must be completed by September 30, 2027. The individual task schedules will be discussed during check-in meetings as a guide throughout the project to ensure that all deadlines are met.

### **Quality Control**

The BL Team will employ a Quality Assurance Plan that includes both in-production and post-production controls. Quality assurance begins with assigning the appropriate staff to the task and managing an attainable schedule. With those elements in place, senior staff will review the project periodically for quality assurance, with the use of quality control checklists where appropriate. Quality control reviews will be implemented for all deliverables to assure that a "fresh set of eyes" will scrutinize the content from an objective point of view. These milestone reviews will be built into the overall project schedule.

### **Cost Control**

Team leaders will have a clearly defined role for their task relative to each service being provided; and they will discuss the status of each task and corresponding budgets/estimates-to-complete costs during each check-in meeting. The Project Manager will be using a financial tracking software program called Vantagepoint. This software will allow instant analysis of cost/budget related data to make certain the project falls within the budget for each service being provided and project deliverables. Tasks, phases, and purchase orders can be coded and tracked separately. Our billing format can be tailored to meet the needs of any project.

### **Sample Analysis Plan (SAP), Health and Safety Plan (HASP), and Quality Assurance Project Plan (QAPP)**

Prior to conducting field investigations for Phase II ESAs, BL will prepare a SAP, HASP, and QAPP for approval by HRA and EPA, if required. The QAPP will be prepared in accordance with *EPA Region III's Brownfield's Quality Assurance Project Plan Template, Interim Final, March 2001*, and the *Addendum dated April 28, 2016*. The QAPP will include data quality objectives (DQO), data acquisition details, proposed sample locations, analytical methods, data validation and usability evaluations, etc. Field work is then completed according to these plans, and the results are reported in Phase II ESA reports that describe the field activities and methods, and the results of the testing compared to the applicable PADEP standards.