

JULIA ELLEN CRUMP FOUNDATION, INC.

REQUEST FOR QUALIFICATIONS FOR PROFESSIONAL CONSULTING SERVICES

**BROWNFIELD ASSESSMENT AND IMPLEMENTATION
OF REMEDIATION SERVICES**

Response Due Date: October 17, 2023

General Information

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Office Addresses & Points of Contact

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**Request for Qualifications – Professional Consulting Services
Brownfield Assessment & Implementation of Remediation Services**

INTRODUCTION

The Julia Ellen Crump Foundation, Inc. (the “Crump Foundation”) invites interested parties to submit a Statement of Qualification (SOQ) to provide environmental and engineering consulting services on a task order basis for a brownfield site owned and operated by the Crump Foundation. The Crump foundation is looking for firms with documented experience providing brownfields (environmental) assessments and related services. The Crump Foundation is also looking for the selected consultant to provide support in the identification of potential funding sources including identifying and assisting with EPA and state assessment and brownfield cleanup grants.

INTRODUCTION

The Crump Foundation filed Articles of Amendment as a Nonprofit Corporation on July 9, 1999. The purposes of the Foundation are to accept donations of funding from the Estate of Julia Ellen Crump and other sources and use the funds as donations and contributions to other nonprofit businesses for the specific purpose of helping charitable causes targeting and benefitting children in Raleigh, North Carolina. For over two decades, the Crump Foundation has made annual donations to organizations like the Tammy Lynn Center, The Diaper Train, The Extra Special Super Kids, Triangle Family Services, Frankie Lemmon School, and other projects dedicated to the benefit of children. Several hundred thousand dollars have been donated over the life of the Crump Foundation.

After depleting most of its funding, the Crump Foundation unanimously approved the acceptance of a land donation of approximately 30 acres in Wake Forest North Carolina, which had been owned by River Place V, LLC for over two decades. The site is adjacent to the Neuse River and US Highway 1/Capital Boulevard. The property is the former site of “finishing ponds” that were adjacent to and part of the Burlington Mills plant that declared bankruptcy in the late 1990’s. The Ponds have been inoperable since the late 1990’s. The ponds were periodically monitored and tested. Several years ago, polyfluoroalkyl substances, known as PFAS, were identified in the water. Efforts to sell the property were unsuccessful due to environmental issues. In 2022, the Town of Wake Forest offered to accept a donation of the lower portion of the Property (approximately 15 acres) in the event the ponds are successfully remediated. In 2023, The Town of Wake Forest received and publicly approved a visionary plan to “develop a mixed use employment hub, centered around an adaptive reuse of the Burlington Mill site, that capitalizes on access to the Neuse River, the Greenway (walking and bike trail), Capital Boulevard and regional transit.”

Part of that visionary plan includes the development of a new large public open space in the floodplain along the Neuse River (i.e. the lower 15 acres). In September 2023, an experienced developer offered to enter into an option to purchase the upper portion of the tract (approximately 15 acres above the Neuse River Park concept) using the acreage that might

prove to be developable. The address of the vacant property is 9601 Capital Boulevard, Wake Forest NC 27587-9332.

SCOPE OF SERVICES

Activities of the Consultant may include but are not necessarily limited to:

1. Site Characterization and Assessment Activities: As part of the work, the consultant may be asked to conduct Phase I Environmental Site Assessments (ESA) and Phase II ESAs as well as preparation of cleanup plans. Included in this task is development of the following plans:

- Generic Quality Assurance Project Plan (QAPP);
- Site specific QAPPs;
- Health and Safety Plans (HASP);
- Sampling and Analysis Plans (SAPs); and
- Phase II ESA site investigation reports.

Documents are required to follow applicable state and industry standards including ASTM and All Appropriate Inquiry (AAI) standards for property transactional work.

2. 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.

3. Cleanup and 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, the Consultant may be asked to conduct community visioning sessions and/or workshops to solicit input and generate redevelopment options. The Consultant may also assist in the negotiation of voluntary cleanup with the North Carolina Department of Environmental Quality (NCDEQ).

4. Grant Preparation and Administration: If requested, the Consultant may be asked to take the lead in grant application preparation with input and review by the Crump Foundation. Included in this task is the collection of data required in the grant application and managing all grant activities to ensure compliance with EPA requirements, while achieving the project's objectives. Once grants have been awarded, Central Pines Regional Council (CPRC) will administer the funds.

5. Cleanup and Remediation Activities: If the Crump Foundation is successful in obtaining a Cleanup Grant, the Consultant may be asked to complete cleanup and remediation of selected Brownfield properties in accordance with the NCDEQ Inactive Hazardous Sites Branch voluntary remediation program (IHSB) requirements, other NCDEQ agency requirements, and/or EPA requirements. Activities may include the preparation of a QAPP and HASP, securing all approvals and permits, completing confirmation sampling activities, developing bid documentation, coordinating, and overseeing site remediation activities, and/or completing the site remediation activities.

6. Other Brownfields Related Duties: The Consultant may be requested to assist in conducting and completing other duties that may be required for a successful program but that have not been anticipated in this RFQ.

TYPE OF CONTRACT & CONTRACT TERM

The Crump Foundation is seeking comprehensive services for a selected Consultant and prefers to award a contract to one full-service firm to serve as a partner in achieving desired objectives. The contract period will extend from the beginning of the grant writing phase, and the end period is dependent on relevant grant funding. The successful Consultant will prepare any required documentation at its own risk and at no cost to the Crump Foundation. For implementation of any successful grants, it is assumed that the work will be specified and completed in accordance with the budget developed as part of the grant and subsequent work plan as approved by the Crump Foundation and funder.

PROPOSAL REQUIREMENTS

Consultants are asked to submit concise proposals describing their capacity to manage projects and their experience with similar projects. The proposals should include a clear outline of how the Consultant’s Firm would help the Crump Foundation in preparing and meeting the requirements of the EP brownfield efforts, should the Crump Foundation receive grant funding.

Proposals should be prepared on standard size paper and limited to twelve (12) single sided pages, exclusive of resumes. Charts and spreadsheets may be larger. Standard advertising brochures should not be included in the proposal. The proposal shall include the following information in the order presented below:

1. Experience and Capacity:

- History of the firm’s experience providing brownfields services as described herein.
- Brownfields grant application preparation and administration experience/capacity.
- Brownfields project 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 NCDENR.
- Disclosure of any potential conflicts of interest.

2. References:

The response shall include at least references for similar services that have been provided by your firm and the dates of service. Please include the reference name, company, and phone number. Also include a description of the services and key personnel that were involved in the project.

3. Proposed Methodology:

The response shall include an organization chart in addition to 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.

SELECTION CRITERIA

The Crump Foundation will review the proposals with the following criteria in mind:

- Experience and ability to complete the work;
- Demonstrated Brownfields experience including successful environmental remediation projects;
- Administration along with a demonstrated ability to work with EPA and NCDEQ;
- Approach and understanding of the scope of work;
- Proven track record of community engagement;
- Environmental assessment experience;
- Quality of performance on Brownfields projects; and
- Participation of small, minority, woman, veteran, and locally owned businesses.

The Crump Foundation reserves the right to obtain clarification of any point in a Proposer's response or obtain additional information. Any request for clarification or other correspondence related to this RFQ shall be in writing or email, and a response shall be provided by October 6, 2023.

RFO SCHEDULE

The following timeline contains the anticipated dates of major milestones related to this RFQ:

- Formal announcement date for RFQ: September 15, 2023.
- Deadline for RFQ questions: October 2, 2023. Responses will be posted on Central Pines Regional Council's website at: <https://www.centralpinesnc.gov/requests-proposalsqualifications>. All Proposers are encouraged to check back for updated responses, prior to submitting a proposal.
- Response for RFQ Questions: October 6, 2023
- Deadline for submittal of proposals: October 17, 2023.
- Contract signing with selected consultant: Week of October 16, 2023.

RFO SUBMITTAL PROCEDURES

Submissions: Responses to the RFQ should be submitted through email in PDF format on or before **October 17, 2023** at the following address:

R. Daniel Boyce, Chairman
dboyce@maynardnexsen.com.

Interviews: Some respondents may be invited for an interview to clarify the content of their RFQ response.

Inquiries: Please submit any RFQ questions via email to R. Daniel Boyce at dboyce@maynardnexsen.com. by October 2, 2023. Questions will not be answered in any other format.

REVIEW & SELECTION

Responses to this RFQ will be reviewed following a qualifications-based selection process with the Consultant Firm's proposals being evaluated from a qualifications standpoint. The Crump Foundation will then negotiate the services of completing the grant requirements including scope of services for implementation, if the grant is awarded with the top qualified firm following the evaluation process.

If the Crump Foundation, for any reason, is unable to reach a final agreement with the finalist, the Crump Foundation then reserves the right to reject such finalist and negotiate a final agreement with another finalist who has the next most viable proposal and so on until an agreement can be reached with the finalist.

NOTIFICATION OF AWARD

The Crump Foundation plans to select a consultant by approximately October 25, 2023.

EMPLOYMENT EQUAL OPPORTUNITY PROVISIONS

During the performance of this Contract, the Consultant agrees as follows:

1. The Consultant shall not discriminate against any employee or applicant for employment because of race, color, religion, sex, national origin, political affiliation or belief, age, or handicap. The Consultant shall take affirmative action to ensure that applicants are employed and that employees are treated equally during employment, without regard to race, color, religion, sex, national origin, political affiliation or belief, age, or handicap. Such action shall include but not be limited to the following: employment, upgrading, demotion, transfer, recruitment or advertising, layoff or termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship. The Contractor shall post in conspicuous places, available to employees and applicants for employment, notices setting forth these provisions.
2. The Consultant shall in all solicitations or advertisements for employees placed by or on behalf of the Contractor, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, national origin, political affiliation or belief, age, or handicap.
3. The Consultant shall send a copy of the EEO provisions to each labor union or representative of workers with which it has a collective bargaining agreement or other contract or understanding.
4. In the event of the Consultant's noncompliance with these EEO provisions, the Crump Foundation may cancel, terminate, or suspend this contract, in whole or in part, and the Crump Foundation may declare the Consultant ineligible for further Crump Foundation contracts.

5. The Consultant shall include these EEO provisions in every purchase order for goods to be used in performing this contract and in every subcontract related to this contract so that these EEO provisions will be binding upon such subcontractors and vendors.

NONDISCRIMINATION PROVISION

The Crump Foundation opposes discrimination on the basis of race and sex and urges all of its contractors to provide a fair opportunity for minorities and women to participate in their work force and as subcontractors and vendors under the Crump Foundation contracts.