Brownfield Cleanup RFQ

Re: Request for Qualifications

The Town of Boscawen is requesting proposals from qualified environmental consulting firms to aid in meeting the requirements of an EPA Clean Up grant. The grant was awarded in fiscal year 2021 in the amount of $500,000.

Attached is the RFQ and the grant work plan approved by the EPA. The schedule and requirements for submission of proposals is located in the RFQ. If additional information is required to complete your proposal, please follow the procedure in the RFQ for contacting the Town.

Signed by,

Town Project Administrator

Community Initiative RFQ for the Town of Boscawen for Environmental Consulting and Project Management for U.S. EPA Brownfields Cleanup Grant

I. Project Information

A. Project Overview

The Town of Boscawen, New Hampshire, as a general-purpose unit of local government, was selected for EPA Brownfields Cleanup funding in the FY 2021 competition for the remediation of the former Allied Tannery which will result in the cleanup of a key property along the Contoocook River, adjacent to several residential properties.

The Town of Boscawen is seeking the expertise of qualified consulting firms to provide specific professional services related to the implementation of a remediation strategy over the period of performance of the grant through September 30, 2024.

The assignments will be task related to the Scope of Services as outlined below.

The grant performance period is from October 1, 2021, through September 30, 2024.

B. Background

Site Eligibility and Property Ownership Eligibility:
The Town of Boscawen owns the site.

Operational History and Current Uses:
The Site was first developed as a sawmill and associated lumberyard in the 1820s and used for this purpose through approximately the mid-1830s. The flour building was constructed in two parts: the brick portion in 1837 and the wooden portion in 1857. The soap building and former burned building were also constructed in 1837. The Site buildings were originally used as a corn mill by John H. Pearson & Co., then Barron, Dodge & Co., then Whitcher & Stratton, and then Stratton & Co (later known as Stratton & Co. Millers). The current flour building was comprised of a flour mill in the western half and a grain warehouse in the eastern half. As of 1928, a coal warehouse was located in what is now the soap building, which was likely used to power an independent electric plant located between the soap and flour buildings. Additionally, an industrial canal was located west of what would later become Commercial Street.

By 1953, the Site was owned by the Brezner Tanning Corp of which Allied Leather was a subsidiary. Allied Leather was comprised of the Site and its buildings, in addition to the buildings on the three adjoining parcels southwest of the Site and the main tannery on nearby Canal Street in adjoining Concord. Information obtained during the Phase II ESA indicates the DRAFT PRELIMINARY ANALYSIS OF BROWNFIELDS CLEANUP ALTERNATIVES Allied Leather Site, Boscawen, NH October 1, 2020 soap building was used for soap making, and its namesake was not related to the tanning soaping process. The timing of the soap making process is not known. The Site has been vacant since Allied Leather went bankrupt in 1987. It was transferred to a holding company in 1997 and acquired by the Town in 2009 for owed back taxes.

Environmental Concerns:

A Phase I Environmental Site Assessment was completed for the property as part of Central New Hampshire Regional Planning Commission's Brownfields Assessment Program to identify environmental concerns that would need to be considered during the redevelopment process. Based on reviews of historical sources, environmental databases, interviews, information provided by the Town of Boscawen, Site reconnaissance, and judgement by the Environmental Professional, five recognized environmental conditions (RECs) and four environmental findings were identified. A Phase II ESA was completed to assess the identified RECs and findings and concluded the following:

- REC #1 – Likely polycyclic aromatic hydrocarbon (PAH), lead [and asbestos] impacts from leaching and deposition from building fire debris remaining onsite: PAHs CONFIRMED; however, a release of lead and asbestos from the burn debris is DISMISSED. Surface soil samples CA-SS-11 and CA-SS-12 were collected from soil underlying the burned building debris, which was comingled with burned wood fragments and debris. PAHs exceeding the NHDES Soil Remediation Standards (SRSs) were detected. Therefore, PAHs likely associated

with the burn debris are confirmed. Lead concentrations are well below the NHDES SRS and asbestos was not detected.

- REC #2 – Observed petroleum release and threat of further release from cut AST in the soap building: bulk oil storage in the AST and threat of further release is DISMISSED, but evidence of a petroleum release is CONFIRMED. A release of petroleum was confirmed through visual observation of free product; therefore, subsurface soil around the perimeter of the soap building (CA-SB-1 through CA-SB-3), standing water in the cut AST base (sample CA-AST-SW-1), floor debris beneath the adjoining tank cradle (CA-SS-2), and surface soil outside the nearby door (CA-SS-3) was sampled. The standing water in the AST contained volatile organic compounds (VOCs), but at concentrations below the Ambient Groundwater Quality Standards (AGQS) indicating the overflow from the tank where free-product exists is not likely to be contributing to potential groundwater impacts at concentrations that would exceed the AGQS. Results for CA-SS-3 contained trace PAHs and low-level total petroleum hydrocarbon (TPH) indicating the petroleum release does not appear to have migrated out the nearby door. However, elevated PAHs above the SRSs and the presence of TPH (below the SRS) in CA-SS-2 is further evidence of a petroleum release. PAHs exceeding the SRSs are present in the subsurface at CA-SB-1 just outside the soap building from the AST; however, review of diagnostic ratios for CA-SB-1 indicate the source appears to be more pyrogenic but smaller chain PAHs (e.g., naphthalene) are still present, which would indicate a petrogenic source. Based on these results, there is confirmed evidence of a petroleum release and the extent of PAHs (whether from the petroleum source or otherwise) remains a data gap.
- REC #3 – Possible leaching to groundwater and basement soil from large piles of an industrial salt or other unknown crystalline substance in the basement of the flour building is DISMISSED; however, non-hazardous water quality related impacts to groundwater and surface water are not known. The piles showed evidence of weathering that would indicate dissolution of the substance from water dripping on to the piles due to the exposure of the interior of the buildings to the elements. To assess if the dissolving piles represented a release, CA-SS-10 was collected from the piles. Results indicated a neutral pH, and barium, chromium, and lead were detected but at concentrations below the SRSs. However, because evidence remains that the salt piles are being gradually leached by rainwater/snowmelt through the building, other non-hazardous potential impacts to groundwater and surface water quality are unknown.
- REC #4 – Release of asbestos and future threat of release to the environment of hazardous building materials is CONFIRMED. Due to the heavily degraded condition of the Site buildings, there is a pathway to the environment for any hazardous building materials that are not secure, or become dislodged, in or on the building. ACM, lead containing paint (LCP; any detection of lead in paint), and Toxic Substances Control Act (TSCA)-regulated PCBs are present as indicated below for Environmental Finding #1. Sample results of floor debris in the generator room contained high PCBs (CA-SS-7 and CA-SS-8) and metals (CA-SS-21) concentrations, possibly due to comingled paint chips. Therefore, the confirmed presence of hazardous building materials and the deteriorating condition of the building that is already exposed to the elements is a continued threat of release.

- REC #5 – Threat of release of unknown content from five process ASTs/soaking vats in the soap building due to unknown structural stability is DISMISSED. The five (5) wooden ASTs were further inspected as part of the supplemental reconnaissance and found to be empty by viewing through a previously unidentified window at the base of each tank. Additionally, results of a sample intended to assess possible releases from these tanks to the floor drain (CA-SS-5), indicated only low levels of analyzed compounds below their respective SRSs.
- Environmental Finding #1 – Suspected presence of hazardous building materials, including asbestos, lead paint, and PCBs due to the age and use of the Site buildings is CONFIRMED. Asbestos was detected in pipe insulation sampled from 10 locations. Approximately 370 linear feet are estimated to present at the Site, both intact on pipes and comingled with debris on floors. The top two floors of the flour building were not inspected and may contain additional asbestos thermal system insulation (TSI). Because all white pipe insulation that was observed was sampled and found to contain asbestos, all white pipe insulation at the Site should be considered ACM. Asbestos was also detected in beige roofing over the generator building. This area of roofing had collapsed to the floor of this building and was also comingled with floor debris.

  TSCA-regulated PCBs were identified in yellow paint on handrails and gray paint on stairs in the generator room. Based on follow-up observations, gray paint was also observed to possibly be present on floors and walls within the main rooms of the flour building. PCB concentrations exceeding 1 milligram per kilogram (mg/kg) that will require proper management during demolition were identified in white and green paints from the walls of the loading dock and gray paint on a beam in a debris pile adjacent to the loading dock. All paint was in a moderately to highly degraded condition, with dust and paint chips comingled with floor debris. White, green, yellow, and gray paint throughout the Site buildings was identified as LCP, which is the majority of paint in the Site buildings. Based on these results, all paint in the Site buildings should be considered LCP.
- Environmental Finding #2 – Possible surface soil impacts from a former railroad spur leading to the shipping/receiving areas along the western side of the Site buildings is CONFIRMED. Surface soil analyzed for impacts associated with the former railroad spur (CA-SS-13 through CA-SS-15) indicated the presence of PAHs and metals in excess of the NHDES SRSs in CA-SS-14 and CA-SS-15. PAHs and arsenic results may be attributable to background levels (degraded asphalt from the road), however, are likely partially related to the railroad spur. Review of diagnostic ratios (PH/ANT and F/P) indicate these results to be partially representative of a pyrogenic source; however, the F/P ratio for CA-SS-14 is below 1 that would indicate a petrogenic source and smaller chain compounds (e.g., naphthalene and 2-methylnaphthalene) are still present in CA-SS-15 that would also indicate a petrogenic source. Elevated concentrations of chromium are also present along the tracks in the northeast portion of the Site.

- Environmental Finding #3 – Possible release to an unlined drainage trench leading from the flour building to the Contoocook River, and floor drains in the soap and flour buildings that

were possibly a discharge route for untreated industrial waste: release to trench drain CONFIRMED, but connectivity to floor drains is INCONCLUSIVE. Neither of the floor drains could be sampled due to frozen or unsafe conditions; making it difficult to make the connection between the floor drains and the trench. However, the trench was confirmed to contained PAHs and lead exceeding the NHDES SRSs (CA-SS-19). Concentrations appear to decrease downslope in the trench (CA-SS-20), but this trend is difficult to confirm with only two samples. Based on these soil analytical results, a release is confirmed, but it is inconclusive if the observed floor drains discharge to the drainage trench.

- Environmental Finding #4 – Potential impacts resulting from the use of substances common to grain milling, electrical generation, and leather tanning, and the general industrial history of the Site, and from the general debris and solid waste spread across the Site is INCONCLUSIVE. Due to the historical use, Site impacts unidentified above are possible. Although contamination was detected throughout the Site, it was in locations believed to be attributable to a specific source. Three samples that would best assess the general industrial impacts were inaccessible and not sampled due to flooding. No additional potential sources of contamination or evidence of a release was observed during the supplemental Site reconnaissance. Because of gaps in assessment at the Site, impacts related to the general industrial history of the Site, beyond the identified sources above, is inconclusive.

To supplement these findings and fulfill remaining data gaps, a Supplemental Phase II ESA was completed to assess the floor drain discharge locations, further assess the extent of PAHs and metals in floor debris and attempt to delineate the PCB Bulk Product Waste and Remediation Waste within the Site building components and debris. The Supplemental Phase II ESA concluded the following:

- Floor Drain Assessment and Discharge: *Following the initial Phase II ESA, Environmental Finding #3 – Possible release to an unlined drainage trench leading from the flour building to the Contoocook River, and floor drains in the soap and flour buildings that were possibly a discharge route for untreated industrial waste: release to trench drain, was confirmed, but connectivity to floor drains,* remained inconclusive, as no indications of discharge locations were identified in accessible portions of the Site, and large portions of the Site where such discharge locations were likely to have been located were inaccessible due to flooding or overgrown vegetation. Additional exterior Site reconnaissance conducted during this Supplemental Phase II ESA did not identify any suspected discharge locations for pipes/drains, etc. observed inside the building, nor any additional items of environmental concern.

  The sludge sample collected from inside the floor drain (CA-SS-6) in the soap building was intended to assess the connection of interior contamination with possible exterior discharge locations (i.e., the trench). TPH, PCBs, and metals above the SRSs were detected. Results did not indicate the presence of PAHs; however, laboratory reporting limits were elevated as a result of dilution due to non-target compounds in the sample. The reporting limits were higher than the applicable SRS; therefore, the presence of these compounds cannot be dismissed. The TPH concentration in this sample represents nonpetroleum carbon-based

compounds; therefore, it is not considered representative of petroleum compound concentrations and is not considered to exceed the SRS. The laboratory tentatively indicated the peaks in the chromatograph resemble phenols. Similar to prior TPH concentrations obtained from the Site, these TICs may also be attributed to the soap making process as certain phenols were also used in disinfectant soaps. The prior TICs were identified as fatty acids, which were not similarly identified in this sample.

The floor drains are clogged and do not drain standing water; therefore, tracer tests would not be effective in identifying discharge locations. Credere compared the above floor drain sample result to the exterior trench results (CA-SS-19 and CA-SS-20); however, without valuable TPH and PAH results for CA-SS-6 to compare CA-SS-19 and CA-SS20, it is difficult to correlate the trench and interior drain. The TIC phenols identified in CA-SS-6 were not identified in the trench samples, which may suggest they are not connected.

Due to the nature of historical operations at the Site and the observed presence of interior floor drains with no known discharge location, subsurface discharge or discharge to the river remains a concern but will require direct observation during building demolition to adequately assess.

- Nature and Extent of PCBs: To further assess the nature and extent of materials considered PCB Bulk Product Waste, additional sampling of interior painted surfaces and substrates was completed. Results indicated two (2) additional painted surfaces coated with paint containing PCBs at concentrations considered PCB Bulk Product Waste. Both samples were collected from green paint in the generator room from the walls and wooden bathroom stalls. White wall paint in the generator room also contained PCBs but at concentrations below 50 mg/kg. The painted components within the entire building will be assumed to contain PCBs because the majority of the Site building is not safely accessible to observe or sample the extent of known PCB-containing paints (gray, yellow and green paints) or other unknown painted surfaces. Painted components within the entire building will require disposal at a solid waste landfill licensed to accept PCB containing wastes at “at-found” concentrations greater than 1.0 mg/kg, as they are excluded for disposal as a TSCA regulated waste and rather are considered PCB Bulk Product Waste, meaning a waste derived from manufactured products (i.e., paints) containing PCBs in a non-liquid state, at any concentration where at the time of designation for disposal the concentration was greater than or equal to 50 mg/kg PCBs.

  Floor debris contains PCBs at concentrations ranging between 2.3 and 700 mg/kg. Due to the known historical use of a portion of the building for electrical generation, it is not clear if the source of PCBs is associated with the manufactured PCB-containing paint or from a liquid release of an unknown concentration associated with former transformers or other equipment during electrical generation. The elevated PAHs may also suggest an oil source; however, may also be attributed to the abundant degraded roofing (tar) comingled in the debris. Due to the potential for a historical liquid release, floor debris within the generator room should be considered PCB Remediation Waste with a concentration greater than 50 mg/kg, as segregation of impacted and non-impacted debris is not feasible due to the degraded nature of the debris, and because sampling has not indicated clear point sources for

PCB impacted debris. Based on this designation and the associated required handling of the PCBs in 40 CFR 761, the PAHs and metals also detected in these samples at highly elevated concentrations are considered incidental to the PCBs.

Additionally, to assess migration of PCBs into concrete and wood substrates, co-located substrate samples for previously or concurrently collected soil/debris samples in the generator room were collected and analyzed for PCBs. Results indicated the presence of PCBs in concrete at concentrations below 50 mg/kg. Based on the small generator room floor area and lack of consistent correlation between the overlying debris sample results and underlying concrete results (see comparison on Table 2), the entire concrete floor of the generator room will be considered PCB Remediation Waste with a concentration above 1 mg/kg but below 50 mg/kg, which must be disposed according to 40 CFR 761.61(5)(i)(B)(2)(ii). One of the two wood substrate samples was above 50 mg/kg. Based on the limited area of wood substrate, all the wood substrate will be considered PCB Remediation Waste with a concentration greater than 50 mg/kg, which must be disposed according to 40 CFR 761.61(5)(i)(B)(2)(iii), with the overlying debris once removed from the building.

Based on an approximately square footage of the generator building of 1,250 square feet and an assumed average depth of 1 foot, an estimated 50 cubic yards of debris is present that would be considered PCB Remediation Waste with a concentration greater than 50 mg/kg once removed. The volume of painted surfaces requiring disposal in an appropriately licensed landfill cannot be estimated. The volume of concrete to be disposed as PCB Remediation Waste at a concentration less than 50 mg/kg is not known because the concrete thickness is unknown.
Exterior soil samples collected adjacent to the generator room (CA-SS-27 and CA-SS-28) were found to contain PAHs and lead above the SRS; however, PCBs were below the laboratory reporting limit. Therefore, PCBs are considered contained to within the generator building and on-Site building components (paints). Depending on the subsurface infrastructure beneath the generator building, there is potential for the elevated PCBs in concrete and wood substrates to have allowed transmission to underlying soil if present, assessment of which is inhibited by the dilapidated Site building. Additional assessment beneath the Site building is warranted after building removal.

- Other Impacts Associated with General Historical Use: Following the initial Phase II ESA, Environmental Finding #4 – Potential impacts resulting from the use of substances common to grain milling, electrical generation, and leather tanning, and the general industrial history of the Site, and from the general debris and solid waste spread across the Site, remained inconclusive, as all detected contamination was believed to be attributable to various specific sources, and the samples intended to assess this finding, CA-SS-16 through CA-SS-18, were not previously collected due to flooding. These samples were collected during this Supplemental Phase II ESA, and detected SVOCs, particularly PAHs, at all three (3) sample locations adjacent to the flour building with SRS exceedances at CA-SS-16. Low concentrations of metals were detected at all of these locations, except for an SRS exceedance of lead at CA-

SS-18. Because these samples were intended to characterize background conditions and assess if the general industrial history of the Site had caused environmental impacts, no specific source for the impacts is known. The complete nature and extent of PAHs and lead in these areas remains a data gap; however, further assessment is inhibited by the presence of the dilapidated building. Further assessment will be facilitated by removal of the Site building.

- Contaminants of Potential Concern: Based on these investigations, the Contaminants of Potential Concern (COPCs) to be addressed at the Site during future cleanup activities includes the following:
    - PCB Bulk Product Waste and Remediation Waste within the Site building.
    - PAHs and metals in soil throughout the Site that have not be fully delineated.
    - ACM within the Site buildings.
    - Lead paint within/on the Site buildings.
    - Any other potential environmental concerns related to floor drains and discharges that have not been able to be safely assessed within the dilapidated building.

    The following recommendations are made to address this contamination:

        - Prepare a Self-Implementing PCB Cleanup Plan or Performance Based Disposal Plan to address the following:
            - Removal and disposal of approximately 50 cubic yards of debris and wood substrate PCB Remediation Waste within the generator room in accordance with 40 CFR 761.61(5)(i)(B)(2)(iii), which exceeds 50 mg/kg.
            - Removal and disposal of the concrete foundation slab of the generator room as PCB Remediation Waste in accordance with 40 CFR 761.61(5)(i)(B)(2)(ii), which is below 50 mg/kg but exceeds 1 mg/kg.
            - Demolition and disposal of the remainder of painted surfaces within the Site building as PCB Bulk Product Waste and PCB Bulk Product Remediation Waste at a New Hampshire landfill licensed to accept PCBs over 1 mg/kg.
            - To reduce disposal costs, further characterize the concrete foundation floor in other areas of the Site building (i.e., areas other than the generator room) after demolition of the overlying structure to assess if the foundation can be disposed of as non-contaminated construction and demolition debris or if the entirety of the foundation will require disposal as PCB contaminated waste.
            - Assess and remediate (if needed) possible PCB contaminated soil and infrastructure beneath the generator building slab.
        - Abate identified ACM and associated debris within the Site building or properly dispose of the entire building as ACM in accordance with New Hampshire Statute Chapter Env-A 1800 – Asbestos Management and Control.
        - Employ proper health and safety practices and worker notification to prevent exposure to hazardous building materials and other impacted media during building demolition.

- Properly characterize wastes generated during demolition to facilitate proper disposal.
- Observe floor structures during demolition to attempt to trace the drain discharge locations.
- Continue to conduct Site reconnaissance during any future work at the Site for discharge pipes or other evidence of fill.
- Following the demolition, further assess the following and prepare a Remedial Action Plan to address identified contamination at the Site (beyond what will be removed during the demolition [i.e., building materials/debris]):
    - Nature of extent of PAHs and metals throughout the Site.
    - Source and extent of lead at CA-SS-15, CA-SS-18, CA-SS-19, and CA-SS-28 and around the Site building and rail line.
    - Extent of chromium along the railroad tracks in the northern portion of the Site.
    - Possible PCBs beneath the generator room.

Proposed Reuse Plan:

The Town's goal for redevelopment of the Allied Leather Site is to directly address the key community needs of an aging population, lack of recreational opportunities, and lack of access to locally grown produce and meats. The Town has been working with a private developer to achieve these goals for the Site. Our shared vision for the redevelopment of the Allied Leather Site includes 100 units of senior housing, facilitate an extension of the Northern Rail Trail through the property to connect to the adjacent Hannah Duston Memorial Historic Site/adjacent recreational area and Merrimack Valley Greenway, adding parking at the trailhead so the community has access to the trail as well as a canoe launch to the Contoocook River, and including a permanent area for a long-term farmers market so local residents can have access to locally grown produce and meats.

D. Project Information Contact

Town personnel and elected officials are not authorized to discuss this project or Request for Qualifications with interested proposers. All questions related to the project requirements and requests for clarification must be submitted in writing to the following person by 4:00 p.m. on November 19, 2021.

Alan Hardy
Town Project Administrator
Boscawen Municipal Facility
116 North Main Street
Boscawen NH, 03303
alanhhardy@townofboscawen.org

E. Proposers must comply with the provisions presented herein and made part of this RFQ.

II. Scope of Services

A. Project Services

The Town intends to award contracts to full-service consulting firm to serve as partners in achieving the goals of the U.S. EPA Cooperative Agreement and the Grant Work Plan (Attachment A). The successful consulting firm are expected to perform many tasks including, but not limited to, the following:

- Work collaboratively with the Town and EPA Project Managers.
- Conduct work in accordance with EPA and Town approved work plan.
- Prepare and maintain schedules and budgets for all assigned grant activities.
- Conduct and oversee all phases of environmental cleanup consistent with U.S. EPA and state environmental regulatory and cleanup standards.
- Provide work updates and information to all stakeholders as requested by the Town Project Administrator.
- Provide project management, implementation, and technical oversight.
- Attend meetings of the Town and advisory committee as requested.
- Prepare presentations to provide information about the project's progress as requested.
- Develop comprehensive Town outreach and public involvement program(s).

B. Reporting Requirements

One hard copy and one electronic copy of each one of the following reports shall be prepared by the consultant and submitted to the Town Administrator for approval:

1. Quarterly and annual financial and progress reports required by the U.S. EPA.
2. Submission or updating of information in the U.S. EPA ACRES reporting system for assessed sites.
3. Draft and final work plans for specific sites as deemed necessary.
4. Technical memoranda, as requested by the Town.
5. Other grant related reports required by the U.S. EPA.

III. Request for Qualifications Timetable

Request for Qualifications Issued		November 5, 2021
Deadline for Written Questions	4:00 p.m.	November 19, 2021
Written Responses Sent	4:00 p.m.	November 23, 2021
Proposals Due	2:00 p.m.	December 21, 2021

IV. Submission

A. Qualifications Submission Process

1. Notice to Proposers

- The Town expressly reserves the right to amend or withdraw this Request for Qualifications at any time and to reject any or all proposals.
- The Town is not bound to accept the lowest cost proposal.
- The Town reserves the right to negotiate contract terms contemporaneously and/or subsequently with any number of proposers as the Town deems to be in its best interest.
- The Town reserves the right to request any additional information at any stage of the Request for Qualifications process. Compliance shall be at the proposer's expense.

2. Questions

Proposers may submit written questions related to the specific project requirements, the RFQ process, and contents of proposals by 4:00 p.m. on November 19, 2021 to:

Alan Hardy
Town Project Administrator
Boscawen Municipal Facility
116 North Main Street
Boscawen NH, 03303
alanhhardy@townofboscawen.org

Or:

Matt Monahan
Senior Planner
Central New Hampshire Regional Planning Commission
603-226-6020
mmonahan@cnhrpc.org

Written responses to all questions received on time will be transmitted by mail and other means to all holders of the Request for Qualifications by 4:00 p.m. on November 23, 2021, in the form of addenda. Oral questions will not be accepted. Proposers shall rely only on the provisions of this Request for Qualifications and written addenda in preparing their proposals.

3. Proposers must comply with the provisions of Attachment B, detailing federal requirements for grants.

B. Valid Submittal

1. Consultants are asked to submit concise qualifications describing their ability to manage projects and their experience with similar projects. The proposal must contain the following information:

Cover Letter: Provide a cover letter expressing the firm's interest in working with Town of Boscawen staff, EPA, NHDES, and other stakeholders. The firm shall affirm that they and all subconsultants used in this project will meet all requirements of the EPA Brownfields program and the Cooperative Agreement. The firm will also affirm whether or not it meets criteria to be a Minority-Owned Business Enterprise or Woman-Owned Business Enterprise. This letter should be on your firm's letterhead and signed by an officer of the firm authorized to bind the firm to all comments made in the proposal and shall include the name, address and phone number of the person(s) to contact who will be authorized to represent your firm;

Organizational Profile and Qualifications: Provide a summary of all personnel to be involved in the project including all subconsultants. Designate the Principal in Charge, the Project Manager, Community Relations Manager, and other key personnel, and identify who the primary contact will be on this project. Provide personal resumes illustrating the experience and background of key personnel who will be assigned to the project. Provide an overall history and description of qualifications for your firm, as well as for any of your proposed subconsultants. Provide proof of liability insurance for your firm and your proposed subconsultants. Provide information regarding your firm's current staffing, current workload, and availability to provide the scope of services as soon as the contract is awarded;

Approach to the Project and Timeline: Include the following information: Describe the approach to be taken toward completion of each of the four (4) tasks outlined above and an explanation of any proposed variations to the work program. Address each of the four (4) tasks separately. Also provide a timeline for completing the various components of the scope of services requested. See the suggested work plan for guidelines. Final timeline will be negotiated at contract. The period of performance for this grant is October 1, 2021, to September 30, 2024.

Familiarity with Brownfields Cleanup in Similar Redevelopment Sites: List representative examples of related work (projects) your firm has performed over the past three (3) years which illustrates your firm's role and experience in providing the scope of services requested. For each example (project), include a brief description and a reference with contact information. Also provide a list of all current EPA-funded Brownfields projects (assessment, cleanup, revolving loan fund, etc.) that your firm is currently working on;

Fee Proposal: The price you propose to charge for this project should be submitted in a SEALED AND SEPARATE ENVELOPE. Any proposal with pricing information not in the sealed envelope will be deemed non-responsive. Provide a budget for your submitted proposal in chart form, broken down by each of the four (4) tasks. Further, for each of the four (4) tasks, provide a chart showing the estimated number of hours spent by each employee or subconsultant as well as their hourly rates or fees, as well as a schedule of other basic costs. No contracts shall be awarded wherein the fee is stated as a percentage of the project cost. The actual scope of services may change based on final redevelopment plans and final costs for conducting remedial actions. The Town of Boscawen reserves the right to negotiate the scope of

services of the contract as well as its terms and conditions to fit Town needs and priorities from the selected consultant's hourly rate schedule.

C. Submission

Proposals are due by 2:00 p.m. on December 21, 2021. Submit to:

Alan Hardy
Town Project Administrator
Boscawen Municipal Facility
116 North Main Street
Boscawen NH, 03303
Faxed or e-mailed proposals will not be accepted.

1. The response must include an original, plus one hard copy, and one electronic copy of the proposal. The first page of the original must have the original signature of the officer who will be accountable for all representations. Unsigned proposals may be considered invalid.
2. Failure to submit on time may constitute grounds for the rejection.
3. All information included in the submitted proposal will be classified in accordance with state statutes governing data practices.

V. Evaluation and Contract Award

A Brownfields Advisory Committee (BAC) shall evaluate proposals. The Brownfields Advisory Committee will be responsible for screening proposals, conducting interviews of selected firm, and ranking the firm. The fee statement of the highest rated consultant will be recommended to the Select Board for award of the contract. The Select Board will make the final decision regarding selection of the chosen consultant. The following criteria will be used to evaluate proposals.

The Town reserves the right to solicit additional information from the consultant or their references. The Select Board, or their Designee, shall have the authority to reject any and all bids when bids are deemed non-responsive, token, collusive or otherwise non-acceptable, and such action is in the best interest of the Town.

The BAC will use the following criteria in evaluating the proposals:

1. The clarity of the proposal, the understanding of the project site, the cleanup project, and its objectives, and the responsiveness to the work program.
2. The respondent's experience and qualifications to perform the requested scope of services, with particular attention on experience with successful projects similar in size and nature/complexity to this one
3. The degree to which the respondent demonstrates an ability to work effectively and coordinate activities with Town of Boscawen staff, EPA, NHDES, and other interested stakeholders.
4. The firm's demonstrated ability to maintain an appropriate relationship with the Town staff
5. Resumes of the personnel who will be assigned to this project identifying their specific role, including relevant experience.
6. References of last three similar Brownfields mill redevelopment projects.

Each responding consultant will be ranked according to the Town's evaluation of his/her qualifications based on experience and other information furnished as follows:

Quality of Project Team **25 Points**

Qualifications of the firm assigned, including appropriate areas of expertise, relevant experience, technical capabilities, and quality references that suggest they are the best qualified to undertake the project, in addition to, relevant work experience with NHDES, and the U.S. Environmental Protection Agency. Demonstrated capacity showing ability to carry out the RFP scope of services. Resumes of the professionals assigned to the project including technical attributes and relevant experience that make them uniquely qualified to undertake this project.

Overall Quality of Proposed Project Approach **30 Points**

The technical quality and composition of proposed approach and consistency of approach with the CNHRPC work plan and EPA program objectives. Proposed timeline best meeting the work plan requirements of the Town's cleanup activities.

Communication, Collaboration, and References **25 Points**

Demonstrated ability of the firm and the proposal to effectively communicate program and findings to the public; ability to work effectively and coordinate activities with the Town, property owners, real estate professionals, and other stakeholders; solid working relationships with State and Federal partners; and review of references.

Familiarity of Brownfields Cleanup in Similar Redevelopment **20 Points**

Breadth and depth of experience with similar buildings and management of Brownfields Cleanup grants.

Attachment A: Grant Work Plan

Scope of Services

The following list of activities represents the scope of services being requested of the firm on behalf of the Town for the former Allied Tannery site cleanup. This scope of services is based on the Town of Boscawen's work plan submitted to the EPA as part of the grant application. Some of these tasks will be performed in conjunction with other entities: The content of the Town's Work plan and the Brownfields Grant is located at the following link:

https://www.townofboscawen.org/brownfields-advisory-committee/pages/epa-brownfields-grant-documents

Task 1 – Cooperative Agreement Oversight

Specific subtasks for Task 1 include:

Support Brownfields Advisory Committee: As needed and directed, attend and support Brownfields Advisory (BAC) committee.

Support Town and Central New Hampshire Regional Planning Commission Administrative Efforts: As needed and directed, attend and Town of Boscawen and Central New Hampshire Regional Planning Commission (CNHRPC) oversight of program.

Reporting and Tracking: Prepare quarterly reports, Minority-Owned Business Enterprises/Woman Owned Business Enterprises reports, and Federal Financial Report forms; enter site data into the Assessment, Cleanup and Redevelopment Exchange System (ACRES); and maintain grant files, including establishment of an information repository.

Task 2 – Public Meetings and Community Involvement

Specific subtasks for Task 2 include:

Community Relations Plan: Prepare plan to involve public in cleanup activities, with focus on how adjacent landowners, target community, and general public will be made aware of project, meeting times and dates, and comment periods; and prepare a 'fact sheet' regarding the cleanup project, including answers to frequently asked questions, that can be made available for the public.

Implement 30-Day Public Comment Period on Analysis of Brownfields Cleanup Alternatives: Receive and respond to questions and comments.

Public Meetings: Oversee/facilitate at least three (3) meetings with appropriate translation services, many in conjunction/partnership with Community Organizations.

Task 3- Site Specific Clean Up Activities

Specific subtasks for Task 3 include:

Final Cleanup/Abatement Plan: Prepare draft cleanup/abatement plan; allow for review and comment by public; finalize cleanup/abatement plan and submit to NHDES and EPA.

Prepare Site Specific Quality Assurance Project Plan (SSQAPP): Prepare a SSQAPP for any environmental confirmatory sampling to be conducted on site, in accordance with NHDES and Occupational Safety and Health Administration regulations; and submit SSQAPP to EPA for approval.

General Scope of Work: Components of project include removal, transportation to a licensed land fill and disposal of asbestos during roof replacement; PCB's in concrete flooring will be encapsulated with an approved paint, as well as have access to those areas limited by constructions of a wall. Lead based pain will be pressure washed and encapsulated. If the Select Board alternatively decides to demolish the building, the asbestos and PCB's contaminated materials will removed, transported and disposed of in a licensed land fill, and the consultant will monitor and make recommendations as to the disposal of lead paint contaminated materials.

Historic Preservation: Assist EPA Project Officer in collecting information and determining if Section 106 applies.

Green and Sustainable Remediation: The cleanup/abatement plan will also consider remedial options in light of the following: reasonably foreseeable changing climate conditions (e.g., sea level rise, increased frequency and intensity of flooding and/or extreme weather events, etc.); the degree to which they reduce greenhouse gas discharges, reduce energy use or employ alternative energy sources; reduce volume of wastewater generated/disposed; reduce volume of materials taken to landfills; and recycle and re-use materials generated during the cleanup process to the maximum extent practicable. The cleanup/abatement plan will include an analysis of reasonable alternatives, including no action; the cleanup method chosen must be based on this analysis. After the proposed cleanup/abatement plan is presented, an additional statement shall be included that will provide ways to make the proposed cleanup "greener" or "more sustainable," such as reducing energy use or employing alternative energy sources, reducing volume of wastewater generated/disposed, reducing volume of materials taken to landfills, and recycling and re-using materials generated during the cleanup process to the maximum extent practicable.

Coordination with Redevelopment Plans: Coordinate with staff and appropriate stakeholders to organize the construction project scope and schedule and clearly identify of scope responsibilities between Brownfields Cleanup and redevelopment plan, including Town-owned parking garage/lot renovations, and coordination of asbestos removal with replacement of the roof. Provide recommendation for coordination /combination of bidding.

Bidding, Selection of Environmental Contractor: Prepare of bid package, including engineering design documents (plans, specifications), Davis-Bacon requirements, and bid form according to EPA guidelines

and Town of Boscawen Purchasing Policy. Prepare budget detailing how EPA funds will be used to clean up site. Conduct site visit with interested contractors.

Task 4 – Oversee Site Cleanup

Specific subtasks for Task 4 include:

Oversight of Cleanup Activities: Conduct appropriate site inspections to ensure proper procedures are being followed and that work is performed according to bid documents; ensure that wage rates and posters are available to workers on-site; collect, review, and maintain payrolls; conduct on-site labor interviews; ensure cleanup is conducted according to applicable NHDES rules and guidelines; and ensure work is proceeding according to the established timeline.

Project Updates: Prepare and submit weekly updates, including photographs of work in progress.

Confirmatory Sampling: Collection of post-cleanup samples.

Cleanup Documentation: Prepare and submit close-out documentation to NHDES indicating that cleanup is complete and identifies any institutional controls and long-term monitoring; receive final cleanup documentation from NHDES and submit to EPA; and prepare final report and grant closeout material. The Town will seek a revised VRAP from the NHDES so that redevelopment of the Allied Tannery will be bankable.

Schedule:

A *tentative* proposal selection schedule is as follows:

Receive Proposals from Contractor	TBD/Spring 2022
Select Board Award of Contract to Contractor	TBD/Spring 2022
Execute Contract*	TBD/Spring 2022

*Contract will begin on TBD.

It is the intent of the Town to set the duration of the contract through September 30, 2024, to allow for a final closeout report. All other work should be completed by September 30, 2024.

All submissions will become the property of the Town of Boscawen and will not be returned.

The Town of Boscawen shall have the authority to reject any and all proposals when proposals are deemed non-responsive, token, collusive or otherwise non-acceptable, and such action is in the best interest of the Town.

The Town of Boscawen further reserves the right to waive any defect or informality in any proposal.

The Town of Boscawen is not liable for any costs incurred by firm prior to the issuance of a contract, including any costs incurred in responding to this request for proposals. It is expressly understood and agreed that the submission of ap proposal does not obligate the Town of Boscawen to pursue an agreement or contract with any firm.

Attachment B: Terms and Conditions
I. GENERAL FEDERAL REQUIREMENTS

The Cooperative Agreement Recipient (CAR) must comply with the applicable EPA General Terms and Conditions, effective October 1, 2021 as outlined below. These terms and conditions are in addition to the assurances and certifications made as part of the award and terms, conditions, and restrictions reflected on the official assistance award document.

Full extent of October 1, 2021 EPA General Terms and Conditions can be found here: https://www.epa.gov/system/files/documents/2021-09/fy_2022_epa_general_terms_and_conditions_effective_october_1_2021.pdf

A. Federal Policy and Guidance

1. a. In implementing this agreement, the CAR shall ensure that work done with cooperative agreement funds complies with the requirements of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) § 104(k). The CAR shall also ensure that cleanup activities supported with cooperative agreement funding comply with all applicable Federal and State laws and regulations.

   b. The recipient must comply with Federal cross-cutting requirements. These requirements include but are not limited to, MBE/WBE requirements found at 40 CFR Part 33; OSHA Worker Health & Safety Standard 29 CFR 1910.120; the Uniform Relocation Act; National Historic Preservation Act; Endangered Species Act; and Permits required by Section 404 of the Clean Water Act; Executive Order 11246, Equal Employment Opportunity, and implementing regulations at 41 CFR 60-4; Contract Work Hours and Safety Standards Act, as amended (40 USC § 327-333) the Anti Kickback Act (40 USC § 276c) and Section 504 of the Rehabilitation Act of 1973 as implemented by Executive Orders 11914 and 11250.

   c. The CAR must comply with Davis-Bacon Act prevailing wage requirements and associated U.S. Department of Labor (DOL) regulations for all construction, alteration and repair contracts and subcontracts awarded with funds provided under this agreement.

2. Prohibition on Certain Telecommunications and Video Surveillance Services or Equipment

   This term and condition implements 2 CFR 200.216 and is effective for obligations and expenditures of EPA financial assistance funding on or after 8/13/2020. As required by 2 CFR 200.216, EPA recipients and subrecipients, including borrowers under EPA funded revolving loan fund programs, are prohibited from obligating or expending loan or grant funds to procure or obtain; extend or renew a contract to procure or obtain; or enter into a contract (or extend or renew a contract) to procure or obtain equipment, services, or systems that use covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system. As described in Public Law 115-232, section 889, covered telecommunications equipment is telecommunications equipment produced by Huawei Technologies Company or ZTE Corporation (or any subsidiary or affiliate of such entities).

Recipients, subrecipients, and borrowers also may not use EPA funds to purchase:

a. For the purpose of public safety, security of government facilities, physical security surveillance of critical Page 4 of 29 infrastructure, and other national security purposes, video surveillance and telecommunications equipment produced by Hytera Communications Corporation, Hangzhou Hikvision Digital Technology Company, or Dahua Technology Company (or any subsidiary or affiliate of such entities).

b. Telecommunications or video surveillance services provided by such entities or using such equipment.

c. Telecommunications or video surveillance equipment or services produced or provided by an entity that the Secretary of Defense, in consultation with the Director of the National Intelligence or the Director of the Federal Bureau of Investigation, reasonably believes to be an entity owned or controlled by, or otherwise connected to, the government of a covered foreign country.

Consistent with 2 CFR 200.471, costs incurred for telecommunications and video surveillance services or equipment such as phones, internet, video surveillance, and cloud servers are allowable except for the following circumstances:

a. Obligating or expending EPA funds for covered telecommunications and video surveillance services or equipment or services as described in 2 CFR200.216 to: (1) Procure or obtain, extend or renew a contract to procure or obtain; (2) Enter into a contract (or extend or renew a contract) to procure; or (3) Obtain the equipment, services, or systems. Certain prohibited equipment, systems, or services, including equipment, systems, or services produced or provided by entities identified in section 889, are recorded in the System for Award Management exclusion list.

II. GENERAL COOPERATIVE AGREEMENT ADMINISTRATIVE REQUIREMENTS

A. Term of the Agreement

1. The term of this agreement is three years from the date of award, unless otherwise extended by EPA at the CAR's request.

2. If after 18 months from the date of award, EPA determines that the CAR has not made sufficient progress in implementing its cooperative agreement, the recipient must implement a corrective action plan approved by the EPA PO or EPA may terminate this agreement for material non-compliance with its terms.

B. Substantial Involvement

1. The EPA may be substantially involved in overseeing and monitoring this cooperative agreement.

a. Substantial involvement by EPA generally includes administrative activities such as monitoring, reviewing project phases, and approving substantive terms included in professional services contracts.

b. Substantial EPA involvement may include reviewing financial and environmental status reports; and monitoring all reporting, record-keeping, and other program requirements.

2. Effect of EPA's substantial involvement includes:

a. The CAR remains responsible for ensuring that all cleanup activities are protective of human health and the environment and comply with all applicable Federal and State laws.

b. The CAR and its subgrantees remain responsible for incurring costs that are allowable under the applicable OMB Circulars.

C. Cooperative Agreement Recipient Roles and Responsibilities

1. The CAR must acquire the services of a qualified environmental professional(s) to coordinate, direct, and oversee the brownfields cleanup activities at the site, if they do not have such a professional on staff.

2. The CAR is responsible for ensuring that contractors and subgrant recipients comply with the terms of their agreements with the CAR, and that agreements between the CAR and subgrant recipients and contractors comply with the terms and conditions of this agreement.

3. Subgrants are defined at 40 CFR 31.36. The CAR may not subgrant to for-profit organizations. The CAR must obtain commercial services and products necessary to carry out this agreement under competitive procurement procedures as described in 40 CFR 31.36. In addition, EPA policy encourages awarding subgrants competitively and the CAR must consider awarding subgrants through competition.

D. Quarterly Progress Reports

1. The CAR must submit progress reports on a quarterly basis to the EPA Project Officer. Quarterly progress reports must include:

a. Summary of approved activities performed during the reporting quarter, summary of the performance outputs/outcomes achieved during the reporting quarter, a description of problems encountered during the reporting quarter that may affect the project schedule and a discussion of meeting the performance outputs/outcomes.

b. An update on project schedules and milestones.

c. A list of the properties where cleanup activities were performed and/or completed during the reporting quarter.

d. A budget recap summary table with the following information: current approved project budget; costs incurred during the reporting quarter; costs incurred to date (cumulative expenditures); and total remaining funds.

2. The CAR must maintain records that will enable it to report to EPA on the amount of funds expended on specific properties under this cooperative agreement.

3. In accordance with 40 CFR 31.40(d), the CAR agrees to inform EPA as soon as problems, delays, or adverse conditions become known which will materially impair the ability to meet the outputs/outcomes specified in the approved work plan.

E. Final Report

1. The CAR must submit a final report at the end of the period of performance in order to finalize the closeout of the grant. This final report must capture the site names, what work was done at each site and how much was spent at each site. It should also provide information that documents the outreach efforts done by the CAR and other activities that help explain where the funding was utilized.

III. FINANCIAL ADMINISTRATION REQUIREMENTS

A. Eligible Uses of the Funds for the Cooperative Agreement Recipient

1. To the extent allowable under the work plan, cooperative agreement funds may be used for eligible programmatic expenses to inventory, characterize, assess, and conduct planning and outreach. Eligible programmatic expenses include activities described in these Terms and Conditions. In addition, such eligible programmatic expenses may include:

   a. Determining whether cleanup activities at a particular site are authorized by CERCLA § 104(k);

   b. Ensuring that cleanup complies with applicable requirements under Federal and State laws, as required by CERCLA § 104(k);

   c. Any other eligible programmatic costs including direct costs incurred by the recipient in reporting to EPA; procuring and managing contracts; awarding and managing subgrants to the extent allowable under III. B. 2.; and carrying out community involvement pertaining to the cleanup activities.

B. Ineligible Uses of the Funds for the Cooperative Agreement Recipient

1. Cooperative agreement funds shall <u>not</u> be used by the CAR for any of the following activities:

   a. Development activities that are not brownfields cleanup activities (e.g., construction of a new facility);

b. Job training unrelated to performing a specific cleanup at a site covered by the grant;

c. To pay for a penalty or fine;

d. To pay a federal cost share requirement (for example, a cost-share required by another Federal grant) unless there is specific statutory authority;

e. To pay for a response cost at a brownfields site for which the recipient of the grant or subgrant is potentially liable under CERCLA § 107;

f. To pay a cost of compliance with any federal law, excluding the cost of compliance with laws applicable to the cleanup; and

g. Unallowable costs (e.g., lobbying and fund raising) under applicable OMB Circulars.

2. Under CERCLA § 104(k)(4)(B), administrative costs are prohibited costs under this agreement. Prohibited administrative costs include all indirect costs under applicable OMB Circulars.

   a. Ineligible administrative costs include costs incurred in the form of salaries, benefits, contractual costs, supplies, and data processing charges, incurred to comply with most provisions of the *Uniform Administrative Requirements for Grants* contained in 40 CFR Part 31. Direct costs for grant administration, with the exception of costs specifically identified as eligible programmatic costs, are ineligible even if the grant recipient is required to carry out the activity under the grant agreement.

   b. Ineligible grant administration costs include direct costs for:

   (1) Preparation of applications for brownfields grants;

   (2) Record retention required under 40 CFR 31.42;

   (3) Record-keeping associated with supplies and equipment purchases required under 40 CFR 31.32 and 31.33;

   (4) Preparing revisions and changes in the budgets, scopes of work, program plans and other activities required under 40 CFR 31.30;

   (5) Maintaining and operating financial management systems required under 40 CFR 31;

   (6) Preparing payment requests and handling payments under 40 CFR 31.21; (7) Non-federal audits required under 40 CFR 31.26 and OMB Circular A-133; and

(8) Close out under 40 CFR 31.50.

3. Cooperative agreement funds may not be used for any of the following properties:

   a. Facilities listed, or proposed for listing, on the National Priorities List (NPL);

   b. Facilities subject to unilateral administrative orders, court orders, administrative orders on consent or judicial consent decree issued to or entered by parties under CERCLA;

   c. Facilities that are subject to the jurisdiction, custody or control of the United States government except for land held in trust by the United States government for an Indian tribe; or

   d. A site excluded from the definition of a brownfields site for which EPA has not made a property-specific funding determination.

IV. Conflict of interest: Appearance of lack of Impartiality

A. Conflict of Interest

1. The CAR shall establish and enforce conflict of interest provisions that prevent the award of subgrants that create real or apparent personal conflicts of interest, or the CAR's appearance of lack of impartiality. Such situations include, but are not limited to, situations in which an employee, official, consultant, contractor, or other individual associated with the CAR (affected party) approves or administers a grant or subgrant to a subgrant recipient in which the affected party has a financial or other interest. Such a conflict of interest or appearance of lack of impartiality may arise when: (i) The affected party,

   (ii) Any member of his immediate family,

   (iii) His or her partner, or

   (iv) An organization which employs, or is about to employ, any of the above, has a financial or other interest in the subgrant recipient.

   Affected employees will neither solicit nor accept gratuities, favors, or anything of monetary value from subgrant recipients. Recipients may set minimum rules where the financial interest is not substantial or the gift is an unsolicited item of nominal intrinsic value. To the extent permitted by State or local law or regulations, such standards of conduct will provide for penalties, sanctions, or other disciplinary actions for violations of such standards by affected parties.

V. PAYMENT AND CLOSEOUT

A. Payment Schedule

1. The CAR may request payment from EPA pursuant to 40 CFR §31.21(c).

B. Schedule for Closeout

1. Closeout will be conducted in accordance with 40 CFR 31.50. EPA will close out the award when it determines that all applicable administrative actions and all required work of the grant have been completed.

2. The CAR, within 90 days after the expiration or termination of the grant, must submit all financial, performance, and other reports required as a condition of the grant.

   a. The CAR must submit the following documentation:

      1. The Final Report as described in II.F.

      2. A Final Federal Financial Report (FFR - SF425). Submitted to:

         Address and contact provided by your EPA Regional office

      3. A Final MBE/WBE Report (EPA Form 5700-52A). Submitted to the regional office.

   b. The CAR must ensure that all appropriate data has been entered into ACRES or all Property Profile Forms are submitted to the Region.

   c. The grantee must immediately refund to the Federal agency any balance of unobligated (unencumbered) cash advanced that is not authorized to be retained for use on other grants.

Rating Sheet for Boscawen Brownfield RFQ Reviewer's Name: Date: 7/10/2013

Criteria	Maximum Points	Score	Comments
Quality of Project Team: Qualifications of the firm assigned, including appropriate areas of expertise, relevant experience, technical capabilities and quality references that suggest they are the best qualified to undertake the project, in addition to, relevant work experience with NHDES, and the U.S. Environmental Protection Agency. Demonstrated capacity showing ability to carry out the RFP scope of services. Resumes of the professionals assigned to the project including technical attributes and relevant experience that make them uniquely qualified to undertake this project.	25		
Overall Quality of Proposed Project Approach: The technical quality and composition of proposed approach and consistency of approach with the work plan and EPA program objectives. Proposed timeline best meeting the work plan requirements of the Town's cleanup of Allied Tannery.	30		
Communication, Collaboration, and References : Demonstrated ability of the firm and the proposal to effectively communicate program and findings to the public; ability to work effectively and coordinate activities with the Town, property owners, real estate professionals, and other stakeholders; solid working relationships with State and Federal partners; and review of references.	25		
Familiarity of Brownfields Cleanup in Similar Redevelopment: Breadth and depth of experience with similar buildings and management of Brownfields Cleanup grants.	20		
Final Score	**100**	**0**	