



## REQUEST FOR QUALIFICATIONS

Professional Consulting Services

City of Rock Falls, Illinois

Brownfield USEPA Cleanup Grant

October 2019

City of Rock Falls  
603 West 10<sup>th</sup> Street  
Rock Falls, IL 61071  
Attn: Robbin Blackert  
City Administrator  
(815) 564-1366

October 16, 2019

## **BACKGROUND**

The City of Rock Falls is a small rural city in Coloma Township, Whiteside County, Illinois located on the banks of the Rock River. It is 110 miles west of Chicago, 70 miles southwest of Rockford, Illinois, and 60 miles northeast of the bi-state Quad Cities Metropolitan Area. Rock Falls is separated from the larger Sterling, Illinois by the Rock River. Interstate 88 parallels the south border of Rock Falls. Scenic Illinois Routes 30 and 40 runs through the city, the latter crossing the river as gateway to our downtown. The City was incorporated in 1867, in a rich agricultural prairie region interspersed with groves of timber. Raw materials and water transport to the Mississippi River immediately gave rise to agricultural equipment and other manufacturing industries along the river and railroads. However, our agricultural manufacturing market collapsed in the 1990s. We began to rebuild our economic engine through our *Riverfront Redevelopment Area Plan in 2004*. In 2005, the City launched our Rock Falls Brownfields Redevelopment Initiative.

From 2005 to 2009, Rock Falls used USEPA Brownfield grants to successfully assess and clean up riverfront brownfields properties strategic to our comprehensive plan. Sites were successfully assessed and remediated, including the Parrish-Alford and Reliant properties. The Limestone Building remains our final obstacle to riverfront redevelopment. It is a remnant of the former Keystone Manufacturing Company built in 1867 and sold in 1905 to International Harvester. After plant closure in the 1960s, the property underwent a series of speculative owners and limited liability corporations, and was unable to be revitalized. It negatively impacts adjacent commercial and residential properties. The current property blocks area residents from benefits of revitalization seen with other nearby properties and from beneficial use of the riverfront. The Limestone Building's derelict remains negatively impacts the Lower Dam and Bowman Parks, and the new Highway 40 Bridge by disrupting City and County park and trail systems. Limited historical investigation identified hazardous substances, and later asbestos, contributing to its abandonment by previous owners. Already physically securing the property for public safety in 2009, the City received title of the property involuntarily through tax delinquency. Without City funds to redevelop the property, the community launched "The Limestone Project." Many prospective developers and retailers considered this prime location, but remain deterred by its unknown environmental legacy. This stigma is enhanced with public knowledge of adjacent industrial cleanups and major regional Brownfield cleanups of similar-aged agricultural manufacturing sites, many of them USEPA Brownfields projects in Illinois (Canton, East Moline, Moline and Rock Island, IL). The City strives to assess this last major riverfront brownfields in Rock Falls, an essential catalyst property for redevelopment.

In 2014, the City of Rock Falls was awarded an USEPA Assessment Grant in the amount of \$200,000 for the environmental assessment of hazardous substances for the Limestone Building site. In 2019, the City of Rock Falls was awarded an USEPA Cleanup Grant in the amount of \$250,000 for the cleanup at the Limestone Building site.

## **SCOPE OF WORK**

The City of Rock Falls is seeking interested parties to submit Statements of Qualification (SOQ) and a rate schedule for environmental engineering consulting services for its 2019 USEPA Brownfield Cleanup Grant. Consultants will perform site cleanup in conformance with respective USEPA Brownfield Program requirements. The work will be completed in cooperation with the City of Rock Falls.

### **TASK 1 - Grant Implementation**

The City intends to use a portion of the award to provide for the management, implementation, and execution of the grant money in conjunction with community engagement activities.

Progress reports will be submitted on a quarterly basis to the USEPA Project Officer. These reports will document the incremental progress at achieving the project deliverables and provide information as listed in the Cooperative Agreement Terms & Conditions. The ACRES reporting profile will be updated as reports are finalized. Final status reports to be provided on an annual basis. The quarterly reports will be prepared and submitted to the USEPA Project Officer by the City's Project Manager.

Activities	Deliverable(s)	Date to be completed
USEPA Required Reporting	Quarterly, Annual, and Closeout Reports, DBE Form 5700a Reporting, and Financial and ACRES Reporting	On an as needed basis throughout grant cycle

### **TASK 2- COMMUNITY ENGAGEMENT**

Throughout the grant cycle, the City anticipates conducting the community involvement portion of the project drawing on our experience from prior EPA grants for 2 adjacent sites. Active community involvement and on-going communication efforts of the City and the Community are a crucial aspect of this overall project success. The community will be informed of project developments through the local media, marketing materials, workshops, and the City's web site.

### **Task 3 – CLEANUP PLANNING**

The contractor will prepare site specific work plans including Health and Safety plans, finalize the Analysis of Brownfield Cleanup Alternatives (ABCAs), coordinate with the redevelopment civil design engineers to fine tune the details of the cleanup plan so the cleanup activities will be optimized with cost efficiency, research and apply for necessary permits, prepare the cleanup bid documentation as well as preparation and selection of competitive, qualification-based cleanup contractors in compliance with all federal, state and local regulations. The voluntary cleanup program Comprehensive Site Investigation Report/Remediation Objective Report/Remedial Action Plan was approved by the IEPA in August 2018. A Quality Assurance Project Plan (QAPP)

was submitted to the EPA and was approved in 2017 during the site assessment. The QAPP may be updated based on the cleanup activities. This task will be initiated within 3 months of the grant award and will continue throughout the project.

Activity	Deliverable	To be completed
Finalize ABCA	ABCA	December 31, 2019
Request for Cleanup Proposals	Request for Cleanup Proposals	On an as needed basis throughout grant cycle

#### **TASK 4 – CLEANUP**

The selected cleanup contractor will perform remediation activities in accordance with the Comprehensive Site Investigation Report/Remediation Objective Report/Remedial Action Plan approved by IEPA in August 2018. The cleanup activities will be conducted concurrently with the site redevelopment when it is determined.

## **STATEMENT OF QUALIFICATIONS SUBMISSION FORMAT**

Submit one (1) original and two (2) copies of the SOQ. To ensure fair and equitable evaluation, proposals should be submitted in the order listed below. Any expenses incurred for submittal of the SOQ is the responsibility of the submitting party.

### **1. Experience**

- History of the firm's experience providing Brownfield services as described herein;
- Brownfield grant application and administration experience;
- Brownfield project experience (EPA and private Brownfield)
- Description of the firm's organizational structure and the resumes and experience of the proposed project team, including professional registrations, site investigation remediation and experience working with the EPA and IEPA; and
- Disclosure of any conflict of interest.

### **2. Proposed Methodology**

The SOQ shall include an organizational chart and a description of how the firm will complete the scope of work as described herein. Include a description of all relevant services provided by your firm. A fee schedule for the grant tasks should also be included.

### **3. References**

The SOQ shall include at least three (3) references for similar projects/services that have been provided by your firm and the dates of service. Please include the reference name, company and contact information. Also include a description of the services provided and the names of the project team members.

## **SELECTION CRITERIA**

SOQs will be evaluated based on the following criteria:

- Experience and demonstration of ability to complete the scope of work in the proposed schedule;
- Cost of consulting services and fee schedule for scope of work;
- Understanding of the scope of work; and
- Past performance on similar Brownfield projects in the area.

## **SUBMITTAL REQUIREMENTS**

### **Submissions must be mailed or delivered to:**

City of Rock Falls – USEPA Cleanup Grant SOQ  
c/o Robbin Blackert, City Administrator  
603 West 10<sup>th</sup> Street  
Rock Falls, IL 61071

Any questions regarding the RFQ should be directed to Robbin Blackert, City Administrator at (815) 564-1366 or [rblackert@rockfalls61071.com](mailto:rblackert@rockfalls61071.com). The deadline to submit questions is 5:00 pm (CST) on Wednesday, October 23, 2019. Written responses will be provided via email no later than 5:00 pm (CST) Friday, October 25, 2019.

### **SUBMITTAL DEADLINE**

Monday, November 4, 2019  
12:00 PM (CST)

The City of Rock Falls reserves the right to award this opportunity based on the RFQ response without oral presentations. The City also reserves the right to reject any and all responses at their discretion. Firms will be notified in writing by the City of their decision.