

REDEVELOPMENT AUTHORITY OF THE COUNTY OF FAYETTE, PENNSYLVANIA REQUEST FOR PROPOSALS & QUALIFICATIONS (RFP/RFQ)

Environmental Consulting Services for the Union Station Revitalization Initiative

Project Location: Brownsville Borough, Fayette County, PA

Federal Grant / FAIN: EPA Cooperative Agreement No. 953A0257

Award Date: November 24, 2025

Issue Date: June 3, 2026

Questions Deadline: June 24, 2026 by 4:30 PM ET

Submission Deadline: June 30, 2026 by 4:30 PM ET

Issuing Agency: Redevelopment Authority of the County of Fayette, Pennsylvania (RACF)

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Procurement of professional environmental services funded in connection with the United States Environmental Protection Agency (EPA) Brownfields Cleanup Grant program.

PART I: GENERAL INFORMATION & BACKGROUND

1.1 Objective

The Redevelopment Authority of the County of Fayette, Pennsylvania (the "Authority" or "RACF") is seeking competitive proposals and qualifications from qualified professional environmental consulting firms ("Offerors") to provide comprehensive environmental consulting services. These services are funded in connection with a U.S. Environmental Protection Agency (EPA) Brownfields Cleanup Grant for the Union Station Revitalization Initiative, located in Brownsville Borough, Fayette County, Pennsylvania.

1.2 Issuing Office & Federal Funding Framework

This solicitation is issued by the Authority, located at 86 West Main Street, Uniontown, PA 15401. All procurement transactions and resultant service contracts are 100% federally funded and explicitly governed by the terms, conditions, and administrative provisions of EPA Cooperative Agreement / FAIN: 953A0257, issued to the Authority. The procurement process adheres strictly to the United States EPA procurement guidelines for Brownfields Grants, incorporating the updates to 2 CFR Part 200 and 2 CFR Part 1500, to ensure full, open, and fair competition across the market.

1.3 Options-Based Procurement Structure & Timeline

The resulting contract from this solicitation will be for an initial period of four (4) years, tracking the primary grant implementation timeline. In accordance with EPA recommendations, the contract contains an option allowing the Authority to amend or extend the agreement beyond the initial four years. This mechanism permits the selected contractor to execute work under the current cleanup grant as well as any future EPA Brownfields Grants awarded to the Authority within a 5-year window, provided a market survey confirms that proposed pricing remains fair, reasonable, and competitive under 2 CFR 200.324(a).

PART II: FEDERAL PROCUREMENT PROCESS & COMPLIANCE RULES

Because this project is funded through federal financial assistance from the U.S. Environmental Protection Agency, the procurement process must strictly conform to federal standards under 2 CFR Part 200, 2 CFR Part 1500, and 40 CFR Part 33.

2.1 Full and Open Competition Mandate

In compliance with 2 CFR 200.319, all procurement transactions must be conducted in a manner providing full and open competition. Language that restricts or limits competition or grants an unfair geographical or institutional advantage is strictly disallowed. Specifically, criteria requiring exclusive prior experience with "EPA Brownfields Grants" are prohibited, as they unfairly restrict firms with broader experience in addressing contaminated properties or new firms entering the market (2 CFR 200.319(c)). This RFP/RFQ is publicly advertised for a minimum bidding period of 30 calendar days to encourage full market participation.

2.2 Evaluation and Pricing Controls: The Two-Envelope System

Per 2 CFR 200.320(b)(2)(iii), cost/price must be an explicitly weighted selection factor in the evaluation of proposals. A pure "qualifications-based procurement" (where price is completely excluded as an initial selection factor) is restricted exclusively to services that can only be performed by a licensed Architectural and Engineering (A/E) firm under state or local law. It does not apply to standard Brownfields Assessment or Cleanup tasks where non-A/E firms are qualified to execute work.

To balance the need for high technical qualifications with federal cost controls, the Authority utilizes a Two-Envelope System. Offerors must submit their Technical Qualifications and their Cost Proposals in separate, sealed envelopes. The Authority will evaluate and score the Technical Qualifications first. Cost proposals will be evaluated as a substantially weighted criterion (weighted at 25% of the total score) either concurrently or for the top-scoring technical qualifiers, ensuring a transparent, fully compliant evaluation framework.

PART III: REGULATORY COMPLIANCE & SPECIAL MANDATES

3.1 Disadvantaged Business Enterprises (DBE) Good Faith Efforts

As required by 40 CFR Part 33, the recipient must execute six good faith efforts to solicit and secure proposals from Disadvantaged Business Enterprises (DBEs), including Minority-Owned Business Enterprises (MBEs) and Women-Owned Business Enterprises (WBEs). This mandate applies across all procurement thresholds and subcontracts. Offerors must document their proactive efforts to engage certified DBE subcontractors. Disadvantaged Businesses, including small businesses and those owned by groups that have been historically underserved, marginalized, and adversely affected by persistent poverty and inequality, are strongly encouraged to apply.

3.2 Applicability of the Davis-Bacon Act

While standard professional consulting services (such as report writing, scientific analysis, and stakeholders meetings) do not independently trigger Davis-Bacon prevailing wages, under CERCLA § 104(g) and the specific Terms & Conditions of Grant No. 953A0257, Davis-Bacon labor standards apply directly to any physical remediation or construction field activities overseen or executed under this contract. This includes the construction of engineering caps, clay/synthetic barriers, permanent structures housing treatment equipment, excavation of contaminated soil, and structural abatement of contamination within buildings. The applicable federal wage determinations are

incorporated by reference into this solicitation and will form an enforceable part of the executed contract for any triggered field work.

3.3 Build America, Buy America Act (BABA)

Established under the Infrastructure Investment and Jobs Act, the BABA domestic content preference commands that all iron, steel, manufactured products, and construction materials utilized in covered infrastructure developments must be produced natively within the United States. Offerors must account for this preference when sourcing materials or specialized equipment for remediation infrastructure.

PART IV: SCOPE OF SERVICES

The selected Environmental Consultant will serve as the Qualified Environmental Professional (QEP) of record and will work under the direction of the Authority and in close coordination with Brownsville Borough, the Pennsylvania Department of Environmental Protection (PADEP), and the U.S. EPA Region III. Services encompass project management, environmental remediation planning, engineering, and community engagement activities, including the following phases:

4.1 Project Management & Grant Implementation

- **Award Setup Support:** Assist the Authority's Project Lead to ensure all necessary documentation for award setup is finalized and submitted to the U.S. EPA, including workplans and mandatory federal forms.
- **Reporting and Compliance:** Coordinate the completion of federal reporting requirements, including detailed narrative reports, budget tracking, and timely quarterly data entry into the EPA's Assessment, Cleanup and Redevelopment Exchange System (ACRES).
- **Regulatory Liaison:** Provide comprehensive project management, implementation, and technical oversight while facilitating coordination among the Authority, PADEP, EPA Region III, and local stakeholders.

4.2 Environmental Remediation Activities

- **Voluntary Program Enrollment:** Enroll the project and coordinate cleanup tracks within the Pennsylvania Land Recycling Program (Act 2) / Voluntary Cleanup Program to secure formal state-level liability relief.
- **Cleanup Alternative Refinement:** Review existing site assessment data, asbestos surveys, and reports; revise the Analysis of Brownfield Cleanup Alternatives (ABCA); and recommend a cost-effective, dependable path to remediation and redevelopment.
- **Risk Assessment & Design:** Perform any Site-Specific Risk Assessments necessary for finalizing the selection of cleanup alternatives and advise on property reuse design and integration.
- **Remedial Action Work Plan (RAWP):** Prepare and submit a comprehensive Remedial Action Work Plan as determined by PADEP Act 2 requirements, delivering both written documentation and required technical presentations.
- **Remediation Planning & Design Specifications:** Develop detailed technical cleanup plans, engineering specifications for environmental barriers/caps, blueprints, and specialized remediation designs.
- **Bid Document Preparation:** Prepare written technical plans, blueprints, detailed bid forms, and procurement specifications required to hire a licensed cleanup contractor. Ensure integration of federal cross-cutting clauses (Davis-Bacon wage rates, BABA compliance).
- **Bidders Evaluation:** Conduct technical tabulations and formal engineering evaluations of bids submitted by remediation contractors to advise the Authority on identifying the lowest responsible and responsive bidder.

- **Construction Oversight & Inspection:** Perform rigorous on-site field inspections, observation, and environmental testing (including confirmatory or clearance sampling) of ongoing remediation work to guarantee complete adherence to approved specifications, PADEP standards, and EPA rules.
- **Project Closeout:** Prepare and certify accurate "as-built" engineering drawings and compile the final Remedial Action Completion Report for regulatory sign-off.

4.3 Community Engagement

- **Public Meetings:** Provide technical coordination, planning, and logistics support for public community meetings.
- **Outreach Materials:** Draft informative media releases, Frequently Asked Questions (FAQ) sheets, and professional presentations for community outreach activities to maintain local transparency.

PART V: SUBMISSION REQUIREMENTS & EVALUATION MATRIX

5.1 Proposal Submission Requirements

Offerors are required to submit one (1) original hardcopy packet and one (1) digital copy (PDF format on a flash drive) to the Authority's office. In alignment with the Two-Envelope System, submissions must be split into two separate, sealed components:

- **Envelope A (Technical Proposal & Qualifications):** Must contain a Cover Letter confirming team availability and contractual authority; an Outline of Qualifications and Experience (including key staff resumes); up to three (3) Examples of Similar Projects; a detailed project Methodology; a statement confirming compliance with the project Timeline; professional references; and a formal Conflict of Interest disclosure.
- **Envelope B (Sealed Cost Proposal):** Must include an overall cost estimate to complete the proposed services alongside a comprehensive hourly rate sheet for all identified project personnel and job classifications.

5.2 Transparent Evaluation Framework

In compliance with 2 CFR 200.318(i), the Authority will utilize a two-phase selection process. Submissions will first be reviewed by a Selection Committee for completeness and ranked using the point-based framework below. The top-ranked respondents will then proceed to oral interviews (45 to 60 minutes) to finalize selection. A total of 100 points is allocated across the evaluation matrix:

Selection Criteria	Max Points	Evaluation Description
Technical Environmental Approach & Methodology	10 Points	Evaluates the proposed technical methodology, approach to each scope of work task, and demonstration of engineering feasibility tailored to the Union Station site.
Direct Project Experience & Past Performance	20 Points	Documented success and past performance in executing complex remediation, addressing contaminated properties, and delivering similar projects.
Regulatory & Agency Capacity	10 Points	Familiarity and proven capability in effectively engaging with PADEP (state Act 2 framework) and EPA Region III (federal) oversight and grant mechanisms.
Project Team & Key Personnel	20 Points	Credentials, specialized training, education, and professional engineering/geologist licenses of the staff and project manager assigned directly to the team.
Project Management, Deadlines & Capacity	10 Points	Demonstrated corporate capacity to handle multiple complex projects simultaneously, maintain strict tracking, and reliably meet tight federal deadlines.
References & Unique Qualifications	5 Points	Verification of past performance from similar municipal, regional, or authority clients, and unique considerations that make the firm exceptionally qualified.
Reasonableness of Cost Proposal (Envelope B)¹	25 Points	Evaluated via the Sealed Cost Envelope. Compares hourly rate schedules, personnel cost allocations, and cost items against competing offers and regional market rates.
TOTAL POSSIBLE POINTS	100 Points	Maximum cumulative score achievable across all technical and cost evaluation factors.

¹Note: In alignment with EPA mandates, the cost component represents a substantial 25% of the total score. If the Authority selects an offeror that does not submit the lowest overall price, a detailed written justification detailing the explicit rationale and basis for the contract award must be documented and submitted to the EPA Grants Management Officer (GMO) for transparency and compliance review.