

**Duluth Economic Development Authority
Bayfront District
Request For Proposals # 2010-01:
Supplemental Phase II Contamination Investigation,
Geotechnical Evaluation, and
Preparation of Response Action Plan**

Background

In 1993 and 1994, the Duluth Economic Development Authority (DEDA) acquired approximately twenty-four acres of property along the water front, thereafter referred to as the Bayfront district. The property was purchased and assembled on behalf of a proposed outlet mall project that ultimately did not move forward. Subsequently, DEDA conveyed approximately three acres to the City for public park purposes. The balance of the land has remained vacant and underutilized and is adjoined by a recently shuttered cement processing facility (the LaFarge plant).

The redevelopment potential of the Bayfront has taken a recent turn due to two key initiatives: First is the consolidation of two LaFarge operations and the subsequent purchase of their former Bayfront property by Pier B Holding LLC for a proposed commercial development. Pier B Holding LLC is currently seeking a conditional option for the adjacent, DEDA-owned property thereafter referred to as Lot C.

Concurrently, DEDA and the Minnesota Department of Natural Resources (DNR) have entered into a Cooperative Agreement to study the viability of constructing a transient boat facility at Bayfront's DEDA-owned property thereafter referred to as Lot D. In order to make an informed decision regarding viability, site use and project costs, grant funding has been secured to obtain technical information on the DEDA property.

Please refer to the attached exhibit for a Bayfront map.

Specifically, DEDA has been awarded a grant from the Minnesota Department of Employment and Economic Development (DEED) for a supplemental Phase II investigation and the preparation of a Response Action Plan. Additionally, the DNR has secured a Minnesota Coastal Program grant to secure technical assessment data to include but not limited to geotechnical evaluation, land and bathymetric surveys, topography, seawall evaluation. DEDA, as property owner, is assuming responsibility for issuing the RFPs for the required work, to include administering both grants.

Purpose

This RFP is requesting proposals for supplemental Phase II contamination investigation, geotechnical investigation, and preparation of a response action plan (RAP) at designated locations in the Bayfront. DEDA is issuing a separate RFP for the additional technical assessment data (land and bathymetric surveys, topography, seawall evaluation, etc.) as referenced above. It is therefore expected that successful project bidders will be prepared to work cooperatively / collaboratively with other parties on the site. Note that there will be a limited number of days during the summer months when parking for public events will be allowed on the property. "Fourth Fest" is an example of this; there will be advance notice provided for coordination.

All work, field investigations, reports and all deliverables must be completed by **July 15, 2010**.

Scope of Work / Deliverables

The following are work elements to be addressed in a proposal's scope of work:

- **Phase II Work Plan and Preparations:** Contractor will revise the 2007 Phase II Work Plan (developed for the City of Duluth under its EPA-funded pilot assessment grant) for review by the MPCA. The supplemental Phase II investigation will focus exclusively on Lot D, which is enrolled in the MPCA's Voluntary Investigation Cleanup (VIC) program.
- **Supplemental Phase II Investigation and Reporting:** Contractor will prepare a project health & safety plan; oversee all field preparations, mobilization/demobilization; conduct all field work (soil screening, sampling, surveying); provide for laboratory analysis; compile data as basis of reporting.
- **Geotechnical Evaluation:** Contractor will conduct geotechnical borings on both Lots C and D, thereby coordinating this effort with the supplemental Phase II investigation on Lot D.
- **Response Action Evaluation and RAP Development:** Contractor will develop response alternatives with cost estimates for selection of a response approach to the optimum location for a boat basin at Lot D, as well as associated physical opportunities and constraints for related property development; prepare a response action plan with detailed cost estimates; secure an MPCA-approved RAP. Green, sustainable remediation practices must be incorporated in the RAP.

- **Project Budget Administration:** Contractor will develop an agreed-upon tracking mechanism for the accounting of all expenditures, to include requirements for grant fund reporting.

Proposal Contents

Proposals for the conduct of this supplemental Phase II investigation, RAP and geotechnical work must include the following information (a point-scoring system will be based upon these elements):

- Description of all / specific elements to be addressed in technical evaluation.
- Description of approach and methodology intended to perform these tasks and details of deliverables.
- Timeline of work (from proposed start dates through benchmarks to final submission of deliverables - final deadline of July 15, 2010).
- Budget / Cost for each work element proposed. Include “not to exceed” total project cost, any sub-consultant fees, anticipated direct expenses, and identify any assumptions made while developing this cost proposal.
- Qualifications for those conducting or supervising work including Project Manager, engineers, field technicians, and any others involved in the work. Indicate whether the project work will be fully completed by consultant staff, and/or the extent to which sub-consultants will be utilized, including the names of sub-consultant firms. Include examples of similar projects / work performed by the proposing firm as well as what experience key staff members have with similar projects. Include references of previous investigation/RAP projects funded with DEED grant monies.

An updated Phase I of the site is available at:

<http://www.duluthmn.gov/files/EngDocs.zip>. Applicants are strongly encouraged to review this background information.

Inquiries about submission of proposals or aspects of this work should be directed to:

*Heidi Timm-Bijold
Duluth Economic Development Authority
Manager, Business Resources--City of Duluth
402 City Hall – 411 West First Street
Duluth, MN 55802
phone 218.730.5324 or email htimm@duluthmn.gov*

Deadline for proposal submission is **4 p.m. CST April 23, 2010.**

Submit one hard copy and one CD copy of your response to this RFP to:

Dennis Sears, Purchasing Agent
City of Duluth
411 West First Street
Duluth, MN 55802

Consultant Evaluation and Selection Process

The DEDA, in consultation with the MN Department of Natural Resources will evaluate and select the most qualified and cost effective consultant based upon the responses submitted to this request. Emphasis will be placed upon proposals that clearly demonstrate that they will result in a better understanding of the physical conditions that may need management or improvements to proceed with development plans. The City of Duluth's Purchasing Division will oversee the evaluation and selection process.

The DEDA reserves the right to seek additional information and/or request clarification of any proposal. The DEDA reserves the right to reject all proposals if they are found lacking in qualifications, are non-responsive / non-conforming, or if proposed project costs exceed the available budget for the work. The DEDA reserves the right to select more than one vendor to give presentations if so desired or to select the best proposal and enter into further negotiations with the vendor.

Thank you in advance for your consideration and interest. We appreciate your time and effort to respond to this request.