

Midcoast Regional Redevelopment Authority

**Request for Qualifications
Environmental Consulting Services**

Proposal Due Date: January 19, 2018

The Midcoast Regional Redevelopment Authority (MRRA) is seeking proposals from qualified individuals and firms to provide technical and scientific advice on environmental issues to the staff and Board of Trustees of MRRA.

Introduction

On April 27, 2006, Maine Governor John E. Baldacci signed into law LD 1957, *An Act to Establish the Midcoast Regional Redevelopment Authority* (the “Act”). Section 5 MRSA § 13083-G established MRRA as a municipal corporation charged with the responsibility to implement the reuse master plans for Naval Air Station Brunswick (NAS Brunswick) and the Topsham Annex, which closed as a result of the 2005 Base Realignment and Closure (BRAC). The authority is governed by an eleven-member Board of Trustees.

The mission of MRRA is to lead the redevelopment of Brunswick Landing and the Topsham Commerce Park into a smart-growth-styled, mixed use residential and business community that brings together organizations and individuals to lessen the impacts of base closure by providing opportunities to build new businesses or business expansion.

Since the approval of the Public Benefit Conveyance (PBC) and the signing of the Economic Development Conveyance (EDC) Purchase and Sale Agreement in 2011, the Navy has transferred approximately 1,768.01 of the 2,114.6 acres we are slated to receive. There are still over 346.59 acres being held by the Navy. Transfers are now being impacted by the recent findings by the Navy of Polyfluoroalkyl Substances (PFAS) at Brunswick Landing.

Background

Environmental conditions on base were reviewed and analyzed in the development of the Reuse Master Plans by consultants Matrix Design Group (retained by the Brunswick Local Redevelopment Authority, MRRA’s predecessor) to determine how they might impact the location of future redevelopment, and to determine the extent of additional cleanup and associated costs. Historically, industrial activities have been present at NASB to support a variety of military operations. This has resulted in environmental contamination and areas of concern, including active and closed Installation Restoration Program (IRP) sites, petroleum hydrocarbon releases, munitions and explosives of concern, potential radiological contamination, glycol contamination, asbestos and lead-based paint, pesticide and herbicide storage areas, and an extensive groundwater contaminant plume. Remedial action has been taken to alleviate some of these concerns, including excavation and removal, groundwater treatment system installation, and removal or replacement of many

petroleum tanks. During this review, neither the Navy or MRRRA evaluated the impact of Polyfluoroalkyl Substances (PFAS) on our redevelopment plans.

PFAS have recently been identified by EPA as an emerging contaminant of concern for human health and the environment. PFASs also are found in aqueous film forming foam (AFFF), which has been used by the Department of Defense (DOD), including use at NAS Brunswick to extinguish petroleum fires since 1970. In the late 1990s the U.S. Environmental Protection Agency began extensive research into the presence of perfluorooctane sulfonate (PFOS) in the blood of the general population. The findings led EPA to conduct further research on PFOS as well as similar chemicals in the PFAS family, including perfluorooctanoic acid (PFOA). In January 2009, the agency's Office of Water issued provisional health advisories for PFOA and PFOS to protect against potential exposure to the chemicals through drinking water. The advisories recommend taking action to reduce human exposure when concentrations for PFOA and PFOS are higher than 0.4-ppb and 0.2-ppb, respectively. EPA also placed PFASs on its Unregulated Contaminant Monitoring Rule 3 List, requiring some public water systems to monitor for these chemicals through 2015. Maine also has established a maximum exposure guideline (MEG) of 0.1 ug/l for PFOA.

In 2014, the NAS Brunswick Technical Team (Navy, DEP, and EPA) decided to begin an evaluation of PFASs at Brunswick Landing as some limited previous sampling had identified presence of PFASs in groundwater. The initial sampling program targeted potential source areas and included initial areas of potential migration. The Navy investigation focused on sampling groundwater in areas where aqueous film-forming foam (AFFF) was used or disposed of (discharged) to determine absence or presence of PFASs. They are focusing on fire training areas, crash sites and areas that contained AFFF fire suppression systems. Locations with a suspected PFAS release will undergo groundwater, surface water, soil and sediment sampling to determine whether a release actually occurred. If a release is identified, the site then will be analyzed to ascertain any potential risk to human health and whether the contamination has migrated off the installation.

The Navy conducted an extensive records search and interview process to identify areas at which AFFF was most likely to have been used/disposed of at NAS Brunswick (Brunswick Landing). A Navy contractor conducted historical research and a site visit was conducted by a former navy Assistant Fire Chief and Maine DEP to inspect areas where AFFF may have been used or disposed. A sampling and analysis plan was developed, and a field sampling program was conducted in October and November 2014. Groundwater samples were collected from 21 existing monitoring wells (including 17 site wells and 4 background wells), 15 new monitoring wells, and from the groundwater extraction and treatment system (GWETS) treatment system to determine treatment efficiency for these compounds.

In 2015, a draft Finding of Suitability for Transfer (FOST - 2015-1) was sent out to the regulators for review and comment. EPA completed an initial review of this FOST and determined that they cannot concur that the four identified parcels are suitable for deed transfer in part for the lack of full delineation of Perfluorinated compounds (PFASs) associated with the Navy's historical use of PFAS-containing firefighting foams at NAS Brunswick. They required that further ground water characterization of PFASs to fully evaluate the environmental property conditions associated with these emerging contaminants. This continues to be an evolving process with EPA Region I and the Navy.

Requested Services

MARRA would like to retain individuals or firms with experience and expertise in technical and environmental science that would be available to us on an hourly basis to provide consulting service expertise and assistance related to the impact of Perflourinated compounds (PFASs) associated with the Navy's historical use of PFAS-containing firefighting foams at NAS Brunswick on the redevelopment of Brunswick Landing and its impact on the Reuse Master Plan, property transfers, the environment and public health and welfare.

The intent of the environmental work performed by the MARRA's consultant is to provide information, reports and advice associated with MARRA's implementation of the Reuse Master Plan. The environmental consultant will review and assist MARRA in interpreting environmental documentation provided by the Navy. These efforts will not duplicate or contradict any work done by the Navy or duplicate related efforts by the Brunswick LRA in its development of the Reuse Master Plan from a prior OEA grant funded effort. The consultant efforts are intended to support redevelopment plan implementation efforts; review and further evaluate environmental clean-up issues and development of remedial strategies; and to ensure the implementation requirements of the Reuse Master Plan are taken into full consideration and property transfers are not delayed.

The consultant may be called upon to assist MARRA staff in the review of technical reports and studies prepared by the Navy regarding the NASB and Topsham Annex sites, including, but not limited to the following work planned by the Navy:

- ❑ Continue to monitor the presence of PFOS and PFOA in base wide media. Refine sampling program as additional data are being collected.
- ❑ Refine the conceptual site model for base wide groundwater for PFOS and PFOA.
- ❑ Conduct human health and ecological risk assessments for the Picnic Pond investigation.
- ❑ Monitor effectiveness of carbon change at the Ground Water Extraction and Treatment System (GWETS).
- ❑ Conduct a pilot study, as appropriate, based on the results of the carbon change out data and bench scale study results.
- ❑ If necessary, implement modifications to the existing GWETS for full scale operation.

A number of these tasks involve contingencies as to whether or not PFASs are found, to what level and whether they are migrating. This scope of study and remediation effort will likely be measured in years; not months.

Based on the anticipated work described above and other work identified by the Navy on Polyfluoroalkyl Substances (PFAS) at Brunswick Landing, the consultant may be asked to participate in meetings with Navy officials, MaineDEP and US EPA about remediation strategies and land use controls. With the assistance of our environmental consultant, we will need to understand how remediation or other environmental controls will influence base redevelopment and implementation of the Reuse Master Plans.

The consultant may be called upon to interpret technical scientific and environmental data as part of our involvement with the RAB and Base Clean-up Team. The consultant may be called upon to attend RAB meetings and/or present information as to MARRA's perspective on base remediation

strategies envisioned in the Reuse Master Plans and how those strategies will assist in the successful and rapid redevelopment of NASB.

The consultant may be called upon to evaluate the impact of PFAS contamination, remediation strategies or land use controls on our Reuse Master Plan, the financial and business plan considered in the preparation of Economic Development Conveyance application.

The intent of the environmental work performed by the MRRRA's consultant is to provide information and reports to be used as part of the MRRRA's implementation of the Master Reuse Plans. The environmental consultant will review and assist MRRRA in interpreting environmental documentation provided by the Navy. These efforts will not duplicate or contradict any work done by the Navy or duplicate related efforts by the Brunswick and Topsham LRAs in their development of the Reuse Master Plans from a prior OEA grant funded effort. The consultant efforts are intended to support redevelopment plan implementation efforts; review and further evaluate environmental clean-up issues and development of remedial strategies; and to ensure the implementation requirements of the Reuse Master Plans are taken into full consideration and property transfers are not delayed.

Proposal Requirement

Please prepare a letter or proposal that responds to the following requests:

1. Provide evidence of experience and expertise in the field of technical and environmental science, environmental law and regulations, and the Military IRP program.
2. Identify and provide the qualifications of the individuals who may be assigned to consult with MRRRA. Attach the resumes of key personnel who may have direct, regular involvement in providing services and/or advice. These individuals will be expected to attend and participate in the interview process should MRRRA decide to conduct interviews.
3. Fee statement. Provide a breakdown of the hourly rate by each individual and any additional charges related to support staff, travel or other expenses above the hourly rate schedule.
4. Provide a list of at least three references. Include the name, organization name and phone number for each reference identified.
5. A list of related work performed by the firm in the past five years.

Selection Criteria

MRRRA will review submissions and may or may not hold interviews. MRRRA is not bound by the lowest cost proposal, but may accept the proposal that is considered the best value for MRRRA. MRRRA will negotiate terms for a contract to complete the tasks with the firm or individual that best meets its needs. If a satisfactory agreement cannot be reached, negotiations with that firm will be suspended and negotiations opened with a second firm.

The following criteria will be used to evaluate proposals:

1. Qualifications and experience of the individuals assigned.
2. Experience in providing technical and scientific environmental consulting services.

3. Extent of accessibility of the lead consultant to the Executive Director and Board of Trustees.
4. Quality of performance on previous contracts.
5. Fees in relation to quality and price.

Proposal Due Date.

Please submit on or before **Friday, January 19, 2018 at 2:00 p.m.** an original proposal and seven (7) copies to:

Jeffrey K. Jordan, Deputy Director
Midcoast Regional Redevelopment Authority
Suite 200
15 Terminal Road
Brunswick, Maine 04011

MARRA reserves the right to accept or reject any or all proposals, parts thereof, and to further make modifications as it deems in the best interest of MARRA. It also reserves the right to retain all proposals submitted and to use any ideas in a proposal regardless of whether that proposal is selected. Submission of a proposal indicates acceptance by the firm of the conditions contained within this request for proposals.

The successful consultant shall agree to defend, indemnify, and hold MARRA harmless from and against any and all such claims whatsoever arising out of or occurring during the performance of these services and occasioned directly or indirectly by its error or omission, negligence or fault. Prior to entering a contract, the successful consultant shall provide evidence satisfactory to MARRA of both Professional and Public Liability insurance in an amount not less than \$400,000 and a certificate of Worker's Compensation insurance.

MARRA also reserves the right to waive or disregard any informality, irregularity, or deficiency in any proposal received and to reject any or all proposals received for whatever reason it deems appropriate. MARRA also reserves the right to engage multiple consultants.

Communications in Reference to this Request for Qualifications

Any communication in reference to this RFP should be made in writing or e-mail and directed to:

Jeffrey K. Jordan, Deputy Director
Midcoast Regional Redevelopment Authority
Suite 200
15 Terminal Road
Brunswick, Maine 04011

Telephone: (207) 798-6512
Fax (207) 767-6510
E-mail jeffreyj@mrra.us