

HARRISBURG REDEVELOPMENT AUTHORITY

RESOLUTION NO. 19-2019

RESOLVED by the Redevelopment Authority of the City of Harrisburg that the Executive Director is hereby authorized to award an EPA Community-Wide Brownfield Assessment Professional Services Agreement to Stromberg/Garrigan & Associates in the amount of \$262,000.

11/19/19
Date


Secretary

Proposals Received:

Company

Cost

Stromberg/Garrigan & Associates

\$262,000

ECS MID-ATLANTIC, LLC

\$216,460

Request for Proposal

City of Harrisburg – Community Wide Brownfield Assessment

REDEVELOPMENT AUTHORITY OF THE CITY OF HARRISBURG

10 N. Second Street, Suite 405, P.O. Box 2157, Harrisburg, PA 17105-2157

RFP was submitted to vendor listserv, on website and social media (facebook and twitter) and on newspaper. Several direct inquiries for RFP were received during RFP open period.

Two proposals were received by deadline.

ECS –Mid Atlantic

SGA Associates

RFQ Element	Max Score	Score	ECS-MA	Score	SGA
Met submission Deadline	Y/N	Y		Y	
Met Page Limits	Y/N	Y		Y	
Cover Letter included prime legal name, EIN, and key personnel to manage and execute project.	Y/N	Y		Y	
Consulting Team Profile that includes: • Background and description of the consulting team including prime consultant and subcontractors. • Organizational chart showing the staff involved in the project and their respective assignments. • Listing and description of similar projects, in tabular format, that have been completed in the past 5 years by the prime consultant and/or proposed subcontractors. The consultant should include links to where the committee may review electronic copies of the deliverables from the listed projects. Do not attach electronic versions or send hard copies of previously completed projects. • Reference list that may be contacted by HRA for recently completed similar projects. • Resume of proposed project manager • A breakdown of the % of work (by allocation of dollars) each consultant/sub-consultant firm will perform as part of this contract.	30	20	Strong in environmental consulting and testing, Good capacity: large force and wide local geographical experience. Great environmental site assessment (ESA) and site specific consulting references. No AWP activities/ experience referenced. No mention of Minority or Women owned prime or subcontracts. True Commercial Real Estate and Benner Geo service were listed in budget breakdown, but no mention of their role or background. Allocation differs from budget by \$300	28	Solid multiple, relevant prime and subcontract team with capacity to handle ESAs, and AWP activities of inventory, urban planning, market study, site reuse and financing. Broad and extensive experience in both ESA and AWP activities in references. Prime and subcontracts' role and relevancy was clear. Charts clearly demonstrates extensive experience by prime and subcontracts in each specific activity of the scope of work. Women owned business subcontract – Gaito Assoc. Continuity: SGA was the prime who conducted the SAH-AWP.

RFQ Element	Max Score	Score	ECS-MA	Score	SGA
Project Understanding, Approach, Scope of Work and Budget that includes	Total- 60	45	ECS-MA experience was woven in the following: In-depth description of ESA activities; Asbestos Inspections; Industrial hygiene; SAP and QAPP, and Voluntary Cleanup Program. Referenced major ESAs performed in PA and nearby states. No mention about True Commercial and Brenner.	57	Specific details of all the project details with relevance to good local understanding of the corridors. Expertise of all sub contracts is woven into the various scope of work activities of ESA and AWP.
•Detailed discussion of the items listed in the “Consultant Qualifications” above with elaboration on how the consulting team meets those qualifications.	10	6		10	Was the previous consultant that produced the SAH-AWP and brings that expertise.
•Specific project task descriptions, associated outcomes/deliverables and corresponding budget. Each project task should have an associated timeframe for the activity.	30	20	AWP activities: BF inventory was mentioned using market, geographic, and owner perspective in a general way. Stakeholder engagement mentioned in general but without who the project’s stakeholders may be or the history of SAH-AWP stakeholders mentioned in RFP.	28	Communicates understanding of leverage potential of AWP for other federal funds. Historic knowledge of impact of SAH-AWP, community partner/stakeholders, and details community engagement and key agencies. Detailed methodology on all aspects of SOW from reports, to ESA- SAP, QAPP, HASP; to inventory and ranking, AWP site reuse, market study, etc.

RFQ Element	Max Score	Score	ECS-MA	Score	SGA
• A separate allocation of travel, supplies, and any contingency costs per project task item.	10	8	Budget is well detailed and under given budget. • Community engagement shows meeting hours cost but no related preparation cost. • BF inventory and site reuse plans: 20 hours seems very short for in depth BF inventory of Cameron and TOD. • ESA budget is on target. • Site reuse and clean up planning with stakeholders for five sites: cost is for 28 hours which seems very short. • AWP market study budget is good. Resource roadmap and community wide consolidation of SAH and Cameron/TOD AWP is far under anticipated.	9	Budget is presented well and on target for each section. Breaks down into Petroleum and Haz. Waste. AWP/Community WIDE activities is appropriate \$45,000 Inventory, Site Access, Resuse is appropriate at \$36,000 ESA is also appropriate at 150,000 Community Engagement at \$30,000 is also appropriate. Reporting and cooperative agreement contractual duties at \$6,000 is appropriate. Staff rate schedules also given and narrative ties to SOW with appropriate justification. Able to complete in time.
• Ability to complete the work within the anticipated schedule and budget.	10	10	Able to complete in time.	10	

RFQ Element	Max Score	Score	ECS-MA	Score	SGA
Quality Assurance and Control Plan that includes: Project management and quality assurance plan that highlights the consultant's approach to managing potential projects, managing costs, and achieving client quality standards. Consultant team should indicate familiarity with contractual and regulatory obligations tied to the EPA funding source.	10	6	Good familiarity with ESA specific quality plans and SOP. No mention of managing costs although earlier in rfp they prided on being cost effective. No mention of client quality standards or EPA contractual obligations.	7	Communication protocols, Project Management Support, Monitoring and Controls, and End plan foresight presented in clear detail. No specifics of managing costs or EPA contractual obligations, although earlier in rfp they mention contractual experience with EPA AWP and Assessment Grants among others EPA brownfield type grants.
Total	100	70		92	