

# REQUEST FOR QUALIFICATIONS

By

JASTECH Development Services, Inc  
Overbrook Farmacy Project

**Deadline for Qualifications: Tuesday, May 24, 2022, by 5:00 PM**

## Request for Qualifications:

Notice is hereby given that JASTECH Development Services, Inc., seeks qualification packets for a Licensed Remediation Professional to guide the Overbrook Farmacy Project, located at 6122 – 6150 Lancaster Avenue, Philadelphia, PA through the Pennsylvania Voluntary Remediation Program, and implementation of US EPA Brownfields Cleanup grant, to provide plans, specifications, reporting and contract documents for the site's cleanup and development.

## Project Summary:

This is a brownfields cleanup project on a mixed-use commercial corridor in the Overbrook section of Philadelphia, Pennsylvania that will repurpose two adjacent parcels, formerly a construction supply facility and vehicle repair and storage site into an Environmental Education Center with an Urban Ag, Marketplace, and Stormwater Demonstration.

## Site background:

- **Location:** Philadelphia, Pennsylvania
- **Address:** 6122 & 6150 Lancaster Avenue
- **Coordinates:** **6122** (*Latitude: 39.93440, Longitude: -75.244730*)  
**6150** (*Latitude: 39.93440, Longitude: -75.245320*)
- **Tax Map Info:** **6122** (*Property # 882967030*) (*1-acre*)  
**6150** (*Property # 882050844*) (*1-acre*)

**Brief Site History:** **6122 Lancaster Avenue:** previously was a filling station, motorcycle repair, auto repair and storage facility. The presence of semi-volatile organics hydrocarbon-related compounds (SVOCs) in the soil samples raised cause for concern.

**6122 Lancaster Avenue:** previously occupied by a Building Supply and Construction Material Company. The presence of arsenic, lead, cadmium, chromium, copper. Thallium, hydrocarbon-related compound, and vanadium in samples raised cause for concern.

Vision for Reuse: The vision of the Overbrook Farmacy project is to transform this site from Brownfields to Greenfields, and to restore the physical, social, and emotional benefits of an expanded green experience in the Overbrook Community. The successful completion of this project will provide a fully accessible, multi-generational respite in this urban oasis, where all can learn, play, and grow.

Documents Available: [www.Overbrookcenter.wixsite.com/overbrook](http://www.Overbrookcenter.wixsite.com/overbrook)

Preliminary ABCA (6122 + 6150 Lancaster Ave.)  
Phase II ESA (6122 + 6150 Lancaster Ave.)  
Brownfields Cleanup Grant Programmatic Conditions

Scope of Work: The selected firm will be the Qualified Environmental Professional representative of JASTECH Development Services, Inc (JASTECH) and, will complete the tasks to produce a Quality Management Plan, assurance requirements, remedial action work plan, and written plans and remediation specifications for JASTECH to procure a remediation contractor, and subsequent remediation project oversight that results in the site receiving a Certificate of Completion for the site's intended use.

The Scope is anticipated to include the following tasks:

- Enroll the project in the Pennsylvania's Voluntary Remediation, Land Recycling (Act 2) Program;
- Serve as the Qualified Environmental Professional of record, ensuring compliance of the cleanup with the Voluntary Remediation Agreement;
- Develop a Quality Management Plan (QMP) and quality assurance requirements for the EPA within 90 days of award;
- Prepare Request for proposals, evaluate applications, conduct interviews, hire contractors, and conduct annual performance evaluations for contractors.
- Enter site data in the EPA's Assessment, Cleanup and Redevelopment Exchange System (ACRES);
- Prepare quarterly reports, MBE/WBE semi-annually, and FFR form at the end of each reporting period;
- Prepare final reports and closeout materials;
- Advise and assist in development of property reuse design and planning;
- Perform any Site-Specific Risk Assessment necessary for making a final choice among the cleanup alternatives;
- Review existing site assessment data and reports, revise the Analysis of Brownfield Cleanup Alternatives, and recommend a cost-effective, dependable path to remediation and redevelopment;
- Provide a Remedial Action Work Plan as determined by the requirements of the VRP in a written report and an oral presentation;

- Prepare written plans and specifications and bid documents for hiring a cleanup contractor to execute the selected plan;
- Conduct project oversight including on-site inspection and testing as deemed appropriate by EPA and state environmental agency (related to confirmatory or clearance sampling); and
- Provide project progress reports to JASTECH (to comply with EPA requirements) at agreed upon intervals and attend community, state environmental agency, and other stakeholders’ meetings with them, as needed.

Timeline: The project grant period is 10/1/2021 thru 09/30/2024

*JASTECH anticipates procurement and performance of contract on the following schedule:*

<b>Procurement</b>	<b>Tasks</b>
5/1/2022	Advertise RFQ
5/24/2022	Deadline for Statements of Qualifications
6/7/2022	Conduct interviews with top three qualified firms
6/28/2022	Negotiate with firms in order of qualifications
7/14/2022	Execute contract with selected firm
<b>Performance</b>	<b>Tasks</b>
8/1/2022 – 6/30/2023	Review information, revise ABCA, ensure site in Volunteer Remediation Program (VRP) (PA Act 2) enrollment, conduct risk analysis, select cleanup alternative, review with stakeholders, prepare plans and specifications.
7/1/2023 – 9/30/2024	Hire cleanup contractor, oversee project, advise concerning reuse planning, report to stakeholders as needed, close out cleanup contract
7/1/2023 – 9/30/2024	Work with PA DEP to obtain Certificate of Completion of VRP. Continue necessary reporting. Continue development of Environmental Education Center and Urban Ag and Marketplace.

**Procurement:** JASTECH’s Procurement process follows appropriate municipal, state and federal regulations and uses best practices designed to advance towards zero waste as communities and service providers look for cost-effective ways to develop agreements that align common interests in waste reduction, recycling, composting, and community development.

**Project Vision:** The vision of the Overbrook Farmacy project is to transform this site from Brownfields to Greenfields, and to restore the physical, social, and emotional benefits of an expanded green experience in the Overbrook Community. The successful completion of this project will provide a fully accessible, multi-generational respite in this urban oasis, where all can safely learn, play, and grow.

About JASTECH Development Services, Inc:

JASTECH Development Services, Inc., is a PA registered not-for-profit organization, developed in 1997 to promote environmental and climate justice, encourage sustainable design, and to promote improved public health in vulnerable urban communities. In 2002, JASTECH established the Overbrook Environmental Education Center, a community-based facility dedicated to preserving healthy built and natural environments where constituents live, work and play.

Submission information:

Send Qualifications packets:

By email to:

**Jerome Shabazz**  
**Executive Director**  
**JASTECH Development Services, Inc**  
**Overbrook Environmental Education Center**  
[jshabazz@overbrookcenter.org](mailto:jshabazz@overbrookcenter.org)

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**Proposal Checklist** (20 pages total)

1. Firm Identification (1 page)

Provide name of company, phone number, fax number, and mailing and electronic addresses. Also identify and provide contact information for a primary point of contact and the Licensed Remediation Specialist(s) that would be assigned to the project.

2. Qualifications and Experience of the Firm (5 pages)

Provide resumes or other summaries of the qualifications of the company, lead representative, and Licensed Remediation Specialist(s) and other personnel to demonstrate their ability to review environmental documents and analyze sampling data. Included should be their experience with the State Voluntary Remediation Program, and familiarity with USEPA Brownfields grants.

3. References (1 page)

Supply three references, including names and phone numbers for similar, ideally recent, projects.

4. Experience with similar projects (4 pages)

Describe similar projects in process or completed by the company, demonstrating success with the tasks described in the Scope of Work section.

5. Staff availability and level of commitment (1)

JASTECH wants to know that the company has the person-power resources to produce an excellent outcome, and that those resources are not already immutably committed to other projects. For each worker, describe the anticipated workload required to produce an excellent outcome, and state whether that worker is available to perform that amount of work.

6. MBE/WBE Certifications (If applicable) (1)

7. Subcontractors (2)

Supply names and qualifications of any subcontractors to be used and their roles.

8. Budget (1)

9. Additional information (4)

Provide evidence of professional liability insurance and supply any other information at your discretion.

### Evaluation Criteria

Proposals will be evaluated upon the following criteria:

- Technical competence,
- Experience with risk management on metals, VOCs, and hydrocarbons contaminated sites,
- Experience with Brownfields redevelopment of educational sites,
- Experience with the Pennsylvania's Voluntary Remediation Program,
- Experience with carrying out EPA Brownfields program projects,
- Enrollment with MBE/WBE participation,
- Clarity of communication in submitted materials,
- Experience with the EPA's Assessment, Cleanup and Redevelopment Exchange System
- Availability to work in the timeline provided.

Additional Information

Each firm must fully comply with the requirements, terms, and conditions to achieve Minority-owned/women owned Business Enterprise (MBE/WBE) participation during the performance of this contract. The firm commits itself to the program for MBE/WBE participation and all other requirements, terms, and conditions of the bid conditions. JASTECH hereby notifies proposers that it will provide notification of this opportunity to minority business enterprises and women business enterprises and will not discriminate against any interested firm or individual on the grounds of race, creed, color, sex, age, handicap, or national origin in the award of this Contract.

Attention is directed to the fact that the proposed project is to be undertaken through various state and federal government grants (including a USEPA Brownfields Grant) and loans, and that all work shall be performed in accordance with the regulations issued by those agencies.

Proposers will be notified in writing of any change in the specifications contained in this RFP. No verbal or written information which is obtained other than through this RFP or its addenda shall be binding on JASTECH.

JASTECH is not obligated to enter a contract based on any proposal submitted in response to this document.

JASTECH may request clarification and additional information from any proposer.

JASTECH will not reimburse proposers for any costs associated with the preparation and submittal of any proposal, or for any travel and/or per diem costs that are incurred. All proposals, responses, inquiries, or correspondence relating to or in reference to this RFQ, and all reports, charts, and other documentation submitted by proposers shall become the property of the JASTECH when received.



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