



Buffalo Urban Renewal Agency

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Christopher P. Scanlon, Chairman

December 31, 2024

REQUEST FOR PROPOSALS FOR QUALIFIED ENVIRONMENTAL CONSULTANTS

The City of Buffalo Urban Renewal Agency (BURA) is soliciting proposals for Qualified Environmental Consultants to perform a supplemental subsurface investigation based on a recently completed Phase II Environmental Site Assessment (ESA) for properties located at the Waterfront Village, specifically on parcels located at 4 Waterfront Circle, 20 Lakefront Boulevard, and 100 Lakefront Boulevard in the City of Buffalo.

The supplemental subsurface investigation is to occur on parcels adjacent to soil borings where identified contaminants exceeded CP-51 Soil Cleanup Leves (SCLs) for Volatile Organic Compounds (VOCs) and photoionization detector (PID) readings were elevated. The soil boring locations with elevated VOCs, which may be associated with former underground petroleum tanks and/or petroleum usage, include SB-1 (20 Lakefront Boulevard), SB-9 (4 Waterfront Circle) and SB-17 (100 Lakefront Boulevard). This investigation aims to provide further information to delineate the extent of contamination at SB-1, SB-9, and SB-17 as identified in the areas of concern as outlined in the Phase II ESA and as associated with reported spills 2308052, 2308053 and 2308055. The NYSDEC has agreed to a maximum of four (4) soil borings/samples per location at SB-1, SB-9 and SB-17, for a total of 12 soil borings/samples, as part of this supplemental investigation.

Prior to conducting any proposed subsurface investigation activities, the publicly owned underground utilities in the area will be located by the selected Consultant. The Consultant will be responsible for any public utility clearances or damage. It is also the responsibility of the Consultant to make sure all private utilities are located. At the request of the Consultant, the City of Buffalo shall provide copies of any known utility layouts for the properties, if available.

These properties are further delineated on the attached map (Attachment A) of this RFP. The Phase II ESA is available by request in electronic format by contacting Gabrielle Gannon, Staff Attorney, at ggannon@buffalony.gov.

INSTRUCTIONS FOR CONSULTANTS SUBMITTING PROPOSALS

1. Provide summary descriptions of related prior experience and an understanding of the prepared Phase II ESA for the subject property.
2. Provide cost breakdown of the total fee for this work and include a breakdown of hourly rates and anticipated hours spent by consultants for the project. Include resumes of all key personnel and consultants who would be performing the service.

3. Prepare a brief statement outlining your availability, schedule, and your anticipated completion date for the work described, as well as the management plan for the scope of work requested herein.
4. Prepare a work plan for site activities and investigation activities scheduled for the site, including proposed locations of all samples; methods to assess site conditions; methods for obtaining and analyzing samples; sampling procedures and protocols; and laboratory analytical parameters. Sample analysis should include USEPA Target Compound List (TCL) + Commissioner's Policy 51 (CP-51) petroleum-related compound list for volatile organic compounds (VOCs) via Method 8260, CP-51 petroleum-related compound list for semi-volatile organic compounds (SVOCs) via EPA Method 8270, and Resource Conservation and Recovery Act (RCRA) 8 metals via EPA Method 6010/7471.
5. Prepare a proposal for in-kind site restoration costs. Boring/sampling locations will be restored in-kind. This includes, but is not limited to, regarding, repair of sidewalks, parking lot areas, or walkways damaged during fieldwork. The approximate location for the soil borings will be recorded using a handheld GPS unit. A PID will be used in the field to screen samples and sampling locations for volatile vapors and evidence of petroleum or other volatile contamination. Subsurface soil samples will be collected within a minimum distance of 10 feet from the soil borings that exceeded CP-51 SCLs using a direct push rig. The depth of the soil borings should correspond with the fbgs depth where PID readings were elevated (pending ground refusal) per Table 1 of the Phase II ESA.
6. Prepare a QA/QC Plan to define the Quality Assurance measures necessary to ensure that accurate and precise data are collected during the subsurface investigation. The plan will be tailored to meet the specific requirements for properly characterizing the property. Sample analysis should include all parameters listed on Table 375-6.8(b) of NYSDEC Remedial Program Cleanup Objectives, except herbicides, and compared to all cleanup objectives. Samples will be analyzed in accordance with SW-846 methodology and furnished with the equivalent of the former NYSDEC Analytical Services Protocols (ASP) Category B or CLP deliverables package report to facilitate preparation of a data usability summary report (DUSR). The plan will conform to NYSDEC Contract Laboratory Protocols.
7. Prepare a Health and Safety Plan outlining procedures and guidelines ensuring contractor and worker safety while conducting on-site activities. The plan should detail personnel responsibilities, protection equipment, procedures and protocols, contingency plans, decontamination, training, and medical surveillance procedures, as well as potential problems or hazards that may be encountered. The plan should be in conformance with all applicable state and federal worker safety regulations. The health and safety plan must be completed prior to commencing any on-site activities.
8. For the duration of this Agreement, the Consultant will be responsible for the properties at the Waterfront Village being adequately insured against fire and other hazards in such manner and to the extent that like properties are usually insured by others owning property, operating businesses, plants and properties of similar character in the same general locality; including:
 - a. Workers' Compensation and Employer's Liability Insurance covering the Owner as named insured for his liability under the law. The Consultant shall provide Workers' Compensation Insurance coverage for all of its employees involved in the performance of this Agreement. This provision shall only apply if the Consultant has employees.
 - b. New York State Disability Benefits Insurance - as required by law.

- c. Comprehensive Bodily Injury and Property Damage Liability Insurance, covering BURA and the City of Buffalo as additional named insured with the following limits:
 - i. General Aggregate \$2,000,000.
 - ii. Products-Completed Operations Aggregate Limit \$1,000,000.
 - iii. Personal and Advertising Injury Limit \$1,000,000.
 - iv. Each Occurrence Limit \$1,000,000.
 - d. Comprehensive Automobile Liability Insurance - Combined Single limit of \$1,000,000 covering bodily injury and property damage.
 - e. The Consultant is responsible for keeping the properties at the Waterfront Village adequately insured at all times during the tenure of this Agreement with responsible insurance carriers against liability on account of damage to persons or property, and under all applicable workers' compensation laws.
 - f. The Consultant will furnish BURA with certificates of insurance during the term of this Agreement.
9. Please direct all requests for additional information and/or clarification in writing to Gabrielle Gannon, Staff Attorney, at ggannon@buffalony.gov.
10. A final report will be required at the completion of the project including findings, laboratory results and interpretation of results, conclusions and recommendations such as future corrective actions and required remediation, if necessary, along with estimates of any potential remedial costs. The City requires three final copies, two paper, and one electronic PDF on thumb drive, for distribution to appropriate parties.

DEADLINE FOR SUBMISSIONS IS: Friday, January 17, 2025.

Please submit responses via email to:

City of Buffalo Urban Renewal Agency, Attention: Gabrielle Gannon, Staff Attorney, at ggannon@buffalony.gov