

MORGAN PARK COMMONS
REQUEST FOR PROPOSALS
PHASE I & II ENVIRONMENTAL SITE ASSESSMENTS

April 29, 2024

INTRODUCTION

Far South Community Development Corporation requests proposals from qualified Environmental Engineering firms to conduct Phase I and Phase II Environmental Site Assessments on an approximately 12 acre site located in Chicago, Illinois, as identified on Exhibit A.

II. SCOPE OF SERVICES

Far South CDC desires to consult a firm to conduct Phase I and Phase II Environmental Site Assessments for a property located at NWC 115th Street & Halsted Street, which consists of approximately 12 acres. The PIN numbers are as follows:

- 25-20-226-017
- 25-20-226-018
- 25-20-226-019
- 25-20-226-020

The work to be accomplished under this review will include:

A Phase I Environmental Site Assessment designed to identify “recognized environmental conditions” in connection with the given subject property in accordance with the procedures outlined in ASTM International Designations E1527-13 and E1527-21, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, as well as the federal “All Appropriate Inquiry” (AAI) rule.

A Phase II Environmental Site Assessment in conformance within the established guidelines, scope, and limitations set forth in ASTM International Designations E1903-11. The purpose of the Environmental Site Assessment is to assess the potential risk posed to the subject property from possible contamination of hazardous substances, or that hazardous substances may be located on or under the property, or that existing conditions on the property may violate applicable environmental laws. The investigation scope is intended to provide a due diligent site evaluation to identify any actual environmental contamination, the level and extent of such, and readily discernable environmental liabilities.

Consultant shall provide, at a minimum, the following scope of work:

Phase I Environmental Site Assessment including:

- site inspection
- historical review
- state and federal environmental database, regulatory file and previous environmental report review
- non-ASTM scope considerations, at the client's discretion, including preliminary determination as to the potential presence of asbestos-containing materials (ACMs), PCB-containing light ballasts, and lead-based paint (LBP)
- data evaluation and project report preparation services

Phase II Assessment including:

- A Sampling and Analysis Plan including:
 - A Purpose Statement
 - Site background and areas of concern
 - Chemicals of concern (Target Chemicals)
 - Sampling location and rationale
 - Sampling techniques
 - Quality assurance plan, and a health and safety plan if required

- A Phase II Environmental Report
 - The report will include purpose, goals, and objectives of the survey
 - Summary of field activities
 - Analytical reports
 - Health Risk Assessment
 - Data Validation
 - Results and Recommendations
 - Estimated costs for Remediation of any environmental Hazards

III. SUBMISSION REQUIREMENTS

The deadline for submission of responses to this request for proposal is 4:00 p.m. (Local Time), Friday, May 31, 2024.

Proposals should be sent electronically to:

Alex Sparhawk
 Attn: Morgan Park Commons ESA Proposal
 Phone: 312-833-5291
 Email: asparhawk@dl3realty.com

Proposals shall include, at a minimum, the following information:

- A. The respondent's company name shall appear on the proposal.

- B. Company profile which indicates the number of years in business, number of employees, certifications and IDPH/other licenses held, resumes of key personnel and experience performing Phase II ESAs in the State of Illinois.
- C. Copy of current Certificate of Insurance (COI) indicating at least \$3,000,000 professional liability coverage.
- D. An estimate not to exceed total cost including estimated costs for various tasks in each phase and hourly rates for additional work requested outside of the existing scope.
- E. A proposed time schedule for the final report.
- F. Recommendations for cleanup or other appropriate actions, with cost estimates.
- G. The submission shall be signed by an individual authorized to bind the consultant and shall contain a statement to the effect that the proposal is a firm offer for a 90-day period. It shall include the name, title, address, and telephone number of individuals with the authority to negotiate and contractually bind the consultant and also those who may be contacted during the proposal evaluation.

Far South Community Development Corporation reserves the right to reject any or all proposals submitted or make modifications to the scope of work, subject to appropriate negotiation. Far South Community Development Corporation shall not be liable for any costs incurred by the respondent in the preparation or presentation of the proposal.

IV. QUESTIONS

Additional information may be obtained from:
Alex Sparhawk, Development Consultant
Phone: (312) 833-5291
E-mail: asparhawk@dl3realty.com

Exhibit A

