



Cuyahoga County Land Reutilization Corporation Request for Proposals

Issue Date: January 8, 2025

Title: FY2023 Cuyahoga Land Bank - USEPA Brownfield Remediation:
12500 Euclid Ave., East Cleveland, Ohio

Issued By: Cuyahoga County Land Reutilization Corporation
812 Huron Rd. E, Suite 800, Cleveland, Ohio 44115
Phone: (216) 698-8843; Fax: (216) 698-8972

Introduction

The Cuyahoga County Land Reutilization Corporation (Land Bank) is issuing this Request for Proposals (RFP) to contract for environmental remediation services in connection with a FY2023 Brownfield Cleanup Grant funded through a Cooperative Agreement with the United States Environmental Protection Agency (USEPA). Those interested in being considered must provide a Proposal no later than 11 a.m. on Friday, February 7, 2025.

The Land Bank and its consultant Partners Environmental (Partners) will evaluate the submitted Proposals and may choose a number to interview; final rankings will be based on the Statement of Qualifications, the Cost Proposals and any interviews. Thereafter, the Land Bank intends to enter into a contract with the finalist.

MBE/WBE contractors are encouraged to respond to this RFQ/RFP.

Project Overview

The Land Bank received funding under a USEPA FY 2023 Brownfield Cleanup Grant to remediate contamination at 12500 Euclid Ave., East Cleveland, owned by the Land Bank.

The property is a brownfield in a highly-visible part of the Circle East District, an 82-acre redevelopment area created by the Land Bank. Prior uses at the property have left a legacy of soil and groundwater contamination that is detailed in the attached Bid Specifications prepared by Partners. The US EPA funding is being used for a mix of assessment, project planning and remediation; it is expected that this contract will remediate all environmental conditions at the property.

The selected contractor will be subject to Federal contract requirements including, but not limited to, Minority Business Enterprise/Women's Business Enterprise (MBE/WBE) program, Disadvantaged Business Enterprise project certification process and minimum Federal (Davis-Bacon) wage rates, where applicable.

Scope of Service

Please see the attached Bid Specifications prepared by Partners Environmental.

Submission Procedures

Responses should be emailed to demobids@cuyahogalandbank.org , where they will be sequestered until 11 a.m. on February 7. Responses should include:

(1) Statement of Qualifications (SOQ) providing reviewers with information about the contractor's relevant experience and abilities to conduct the remediation activities detailed in the Bid Specifications. Beyond any required minimum qualifications, the primary criteria for evaluation are:

I. Identification and Background Information

1. Contractor's name, business postal address, contact name, telephone and fax numbers, email address
2. Federal I.D. number
3. Ohio Tax I.D. number
4. The entity's legal form (e.g., corporation, sole proprietor, etc.) and State of incorporation, date of formation, name changes and mergers
5. Relevant brochure and promotional materials.

II. Qualifications and Experience

1. Provide a concise history of the contractor, its main partners/officers and largest shareholder(s).
2. Provide a description of up to five remediation projects managed by the contractor in the prior three years. Include project dates, project titles, location, key employees involved, and originally-estimated and final costs.
3. Describe your firm's experience with managing relevant remediation projects.
4. Include a description of your firm's resources, including staff, equipment and capital available for project use and deployment. Explain approaches used to control costs on previous projects.
5. Provide any additional information that would support selection.

III. Personnel

Identify and describe the functions of key personnel that will be assigned to lead the project's remediation work. Project requirements may not be satisfied by sub-contracting or partnering. Include such information as personnel name and title.

IV. References

Include three clients for whom the candidate has provided brownfield remediation in the past three years. Provide the name, telephone number, and e-mail address of a contact for each client and a brief description of the work completed.

V. Required Attachments

1. Workforce composition form (EEO-1) unless exempt
2. Contribution Disclosure Form (see Attachment A)
3. Non-Collusion Affidavit (see Attachment B)
4. Debarment and Suspension Certification (see Attachment C)
5. Upon selection only, the following will be required:
 - a. Current certificate of professional liability, malpractice, and errors and omissions insurance (must name Land Bank as additional insured).
 - b. Current certificate of general liability insurance
 - c. Workers Compensation Certificate

(2) Cost Proposal using the Bid Sheet supplied in the Bid Specifications.

Questions

Questions about this RFP must be submitted by email to Vince Adamus at vadamus@cuyahogalandbank.org or by letter at the above address. The Land Bank must receive all questions by 4 p.m. on Friday, January 31, 2025.

Timeline

Activities	To Be Completed By:
Site Walk (optional; if interested) to view 12500 Euclid Ave. with Land Bank & Partners Environmental	January 28, 2025; 1:30 p.m.
Questions (if any) due to Land Bank	January 31, 2025; 4 p.m.
SOQ, Attachments & Cost Proposals Due	February 7, 2025; 11 a.m.
Land Bank Notifies Selected Contractor	February 21, 2025
Contract Executed with Contractor	March 7, 2025
Remediation Project Commencement	March 28, 2025
Remediation Project Completion	July 31, 2025

ATTACHMENT A

CONTRIBUTION DISCLOSURE FORM

This statement properly executed and containing all required information must be completed. **IF YOU FAIL TO COMPLY, YOUR PROPOSAL WILL NOT BE CONSIDERED.**

Entity Name:

Entity's Mailing Address:

COMPLETE SECT. I, II, OR III BELOW, WHICHEVER IS APPROPRIATE, AND SECTION IV.

NOTE: For purposes of this Statement, the members of the Board of Directors of the Cuyahoga County Land Reutilization Corporation (Land Bank) include:

**Pernel Jones, Jr., Council President, Cuyahoga County
Chris Ronayne, County Executive, Cuyahoga County
Brad Cromes, Treasurer, Cuyahoga County
Reverend Dr. Brian Cash, Pastor, East Mount Zion Baptist Church
Sally Martin O'Toole, Director of Building & Housing, City of Cleveland
Jasmin Santana, Council Member, City of Cleveland
Annette Blackwell, Mayor of Maple Heights
Michael Booker, Mayor of Highland Hills
Anthony Brancatelli, Former City of Cleveland Council Member**

SECTION I. TO BE COMPLETED BY NON-PROFIT CORPORATION AND GOVERNMENTAL ENTITIES.

If you are recognized by the IRS as a non-profit corporation or are a governmental entity, mark the appropriate designation below and proceed to the indicated section(s).

_____ NON-PROFIT CORPORATION **GO TO SECTIONS III and IV**
_____ GOVERNMENTAL ENTITY **GO TO SECTION IV**

SECTION II. TO BE COMPLETED BY INDIVIDUALS, SOLE PROPRIETORSHIPS, PARTNERSHIPS, INCORPORATED PROFESSIONAL ASSOCIATIONS, UNINCORPORATED ASSOCIATIONS, ESTATES, TRUSTS, PARTNERSHIPS AND JOINT VENTURES.

The above-named entity is a (Please mark appropriate designation):

SOLE PROPRIETORSHIP
 TRUST
 INCORPORATED PROFESSIONAL ASSOCIATION
 ESTATE
 UNINCORPORATED ASSOCIATION
 PARTNERSHIP
 LIMITED LIABILITY COMPANY
 JOINT VENTURE

For purposes of Section II, a **“Principal”** means an individual, an owner, a partner, a shareholder, a member, an administrator, an executive or trustee connected with the above-named entity, or the spouse of any of them.

Listed in the immediately following table are the names of EACH OF THE PRINCIPALS of the above-named entity who made one or more contributions to the named member of the Board of Directors or to that member’s campaign committee, together with the total amount of the contributions, if the contributions totaled either (i) individually in excess of \$1,000 during the 24 months immediately preceding the date of this Contribution Disclosure Form or (ii) when added to the contributions of all other principals, in excess of \$2,000 during the 24 months immediately preceding the date of this Contribution Disclosure Form.

Name of Principal making contribution	Name of Director receiving contribution	Amount of Contribution

[Add additional sheet if necessary.]

GO TO SECTION IV.

SECTION III. TO BE COMPLETED BY NON-PROFIT AND FOR-PROFIT CORPORATIONS AND BUSINESS TRUSTS.

_____NON-PROFIT CORPORATION _____FOR-PROFIT CORPORATION
 _____BUSINESS TRUST (OTHER THAN INCORPORATED PROFESSIONAL ASSOCIATIONS)

For purposes of Section III, a “**Principal**” means an individual or an entity owning more than 20 percent of the corporation or business trust or the spouse of any such individual.

Listed in the immediately following table are the names of EACH OF THE PRINCIPALS of the above-named entity who made one or more contributions to the named member of the Board of Directors or to that member’s campaign committee, together with the total amount of the contributions, if the contributions totaled either (i) individually in excess of \$1,000 during the 24 months immediately preceding the date of this Contribution Disclosure Form or (ii) when added to the contributions of all other principals, in excess of \$2,000 during the 24 months immediately preceding the date of this Contribution Disclosure Form.

Name of Principal making contribution	Name of Director receiving contribution	Amount of Contribution

[Add additional sheet if necessary.]

GO TO SECTION IV.

SECTION IV. TO BE COMPLETED BY ALL ENTITIES.

I do hereby state that I have legal authority to complete this statement on behalf of the above-named entity and to the best of my knowledge and belief the answers herein are true and complete.

Print Name: _____

Print Title: _____

Signature: _____

Date: _____

Telephone No.: _____

(Area Code)

STATE OF _____)

SS:

COUNTY OF _____)

Before me, a Notary Public in and for said County and State, personally appeared on this ____ day of _____, 2024 the above-named _____, who acknowledge that (he/she) did sign the foregoing statement and that the same is (his/her) free act deed, personally and as duly authorized representative of _____, and the free act and deed of the entity on whose behalf (he/she) signed.

Notary Public: _____

ATTACHMENT B

NON-COLLUSION AFFIDAVIT

I am _____

of the firm of _____, and

I affirm that I am the respondent submitting and making the Statement of Qualifications, and that I executed the said Statement of Qualifications with full authority so to do; and that I or the firm have not, directly or indirectly, entered into any agreement, participated in any collusion, or otherwise taken any action in restraint of free, competitive bidding in connection with the Statement of Qualifications; and that to the best of my knowledge all statements contained in the Statement of Qualifications and in this Affidavit are true and correct, and made with full knowledge that the Cuyahoga County Land Reutilization Corporation relies upon the truth of the statements contained in said Statement of Qualifications and in the statements contained in this Affidavit in awarding any contract for the named services.

Print Name: _____

Print Title: _____

Signature: _____

Date: _____

STATE OF _____)

) SS:

COUNTY OF _____)

Before me, a Notary Public in and for said County and State, personally appeared on this ____ day of _____, 2024 the above-named _____, who acknowledge that (he/she) did sign the foregoing statement and that the same is (his/her) free act deed, personally and as duly authorized representative of _____, and the free act and deed of the entity on whose behalf (he/she) signed.

Notary Public: _____

ATTACHMENT C

DEBARMENT AND SUSPENSION CERTIFICATION

I am _____

of the firm of _____, and

I certify to the best of my knowledge and belief that I and the members of the firm:

1. Are not presently debarred, suspended, proposed for disbarment, declared ineligible, or voluntarily excluded from covered transactions by any Federal department or agency;

2. Have not within a three-year period preceding this application been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State, or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;

3. Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State, or local) with commission of any of the offenses enumerated in paragraph (1) of this certification; and

4. Have not within a three-year period preceding this application had one or more public transactions (Federal, State, or local) terminated for cause or default.

Where I am unable to certify to any of the statements in this certification, I will attach an explanation to this document.

Print Name: _____

Print Title: _____

Signature: _____

Date: _____

(Attachment C continued)

STATE OF _____)

) SS:

COUNTY OF _____)

Before me, a Notary Public in and for said County and State, personally appeared on this ____ day of _____, 2024 the above-named _____, who acknowledge that (he/she) did sign the foregoing statement and that the same is

(his/her) free act deed, personally and as duly authorized representative of

_____, and the free act and deed of the entity on whose behalf (he/she) signed.

Notary Public: _____