



LOWER MANHATTAN DEVELOPMENT CORPORATION

REQUEST FOR QUALIFICATIONS for ENVIRONMENTAL TESTING AND CONSULTING SERVICES

*The Lower Manhattan Development Corporation, a subsidiary of the
New York State Urban Development Corporation
d/b/a Empire State Development Corporation,
seeks statements of qualifications for
Environmental Testing and
Consulting Services relating to the
World Trade Center Memorial and Cultural Program*

Lower Manhattan Development Corporation
John C. Whitehead, Chairman
Kevin M. Rampe, President

November 8, 2004

Deadline for responses: Tuesday, November 30, 2004, 5:00 PM EST

Questions must be submitted in writing no later than Monday, November 15, 2004, 5:00 PM EST to William Kelley by email at wkelly@renewnyc.com. Addenda to this RFQ, including responses to any questions, will be posted on the LMDC web site www.renewnyc.com by Thursday, November 18, 2004, 5:00 PM EST.

LMDC will not accept, and cannot respond to, questions via other methods.

I. GENERAL INFORMATION

A. Mission and Structure of the Lower Manhattan Development Corporation

The Lower Manhattan Development Corporation (“LMDC”) was established in late 2001 to develop and revitalize Lower Manhattan in the aftermath of the September 11, 2001 terrorist attacks. LMDC defines Lower Manhattan to mean all areas in Manhattan south of Houston Street.

LMDC is a subsidiary of the New York State Urban Development Corporation, doing business as Empire State Development Corporation (“ESDC”), a political subdivision and public benefit corporation of the State of New York, created by Chapter 24 of the Laws of New York, 1968, as amended. LMDC is governed by a 16-member Board of Directors, of which half was nominated by the Governor of the State of New York and half by the Mayor of the City of New York.

LMDC is funded by federal appropriations administered by the United States Department of Housing and Urban Development (“HUD”) through its Community Development Block Grant (“CDBG”) program. To date, approximately \$2.783 billion has been allocated to LMDC. (*See* Defense Appropriations Act of 2002, Public Law 107-117 and Supplemental Appropriations Act of 2002 for Further Recovery from and Response to Terrorist Attacks on the United States, Public Law 107-206).

B. Overview of Services Requested and the Submission Process

In fulfilling its responsibility of revitalizing Lower Manhattan, including the cleaning and deconstruction of the building at 130 Liberty Street and of developing the WTC Memorial, Memorial Center, Performing Arts Complex, and Museum Complex, LMDC will need to obtain the services of one or more firms who generally provide environmental testing and consulting services, including ambient air monitoring, laboratory analysis of monitoring results, and hazardous materials (Phase II) testing of surfaces, soil, and groundwater associated with construction activity related to LMDC projects. LMDC seeks to create a pool of qualified firms from which it may select one or more firms to provide such services in the future. Firms interested in submitting a statement of qualifications to provide such services are required to follow the recommended guidelines and instructions contained in this Request for Qualifications (“RFQ”). In the event it becomes necessary to revise any part of this RFQ, revisions will be provided by addenda posted on the LMDC web site: <http://www.renewnyc.com>.

Statements of Qualification should provide a straightforward, complete and concise description of the firm’s capabilities and qualifications to provide environmental testing and consulting services to the LMDC. Please prepare eight (8) copies of your statement of qualifications and work samples. Each copy of the statement of qualifications should be bound in a single volume and include any documentation you may wish to submit.

Any firm submitting a statement of qualifications in response to this RFQ may be required to give an oral presentation of their qualifications to LMDC. This oral presentation may provide an

opportunity for the firms to clarify or elaborate on their qualifications but will in no way change the original submission. Engagement staff should be present at the oral presentation. LMDC's request for an oral presentation shall not constitute retention of the firm for future services.

Statements of qualifications must be received no later than **5:00 PM EST, on Tuesday, November 30, 2004**. Deliver all statements of qualifications to:

RFP/RFQ PROCESSOR

Lower Manhattan Development Corporation

One Liberty Plaza, 20th Floor

New York, NY 10006

Attn: Environmental Testing and Consulting Services RFQ

LMDC may reject any or all statements of qualifications submitted if such election is deemed to be in the best interest of LMDC. LMDC assumes no obligation, no responsibility and no liability for costs incurred by the responding firms prior to the issuance of a contract.

The current schedule for this effort is as follows:

- Monday, November 8, 2004 – RFQ Issued
- Tuesday, November 30, 2004 – Responses Due
- Monday, December 6, 2004 – Oral Presentations Conducted (if necessary)
- Thursday, December 9, 2004 – Qualified Firm(s) Selected

Subject to annual review and approval by the LMDC Board of Directors, the selected firm(s) will be retained for two years with an option for LMDC to renew.

II. ANTICIPATED SCOPE OF SERVICES

LMDC seeks one or more firms to assist LMDC in its planning, development and revitalization work in Lower Manhattan. Specifically, LMDC would like to create a pool of several firms that it deems qualified from which it can draw on to obtain environmental testing and other consulting services in the future on an as-needed basis. A firm's selection into this pool does not necessarily guarantee actual retention of such firm for the proposed services.

LMDC requests statements of qualifications for one or more firms to provide services to LMDC in the future, as requested, which will include, but will not be limited to the services identified below.

A. Services Needed

Air Monitoring and Laboratory Analysis

- Develop, implement, and monitor a network of real-time ambient air monitoring stations to screen for potential particulate matter released from cleaning and deconstruction activities at 130 Liberty Street. Collect and analyze a subset of daily air monitoring samples for contaminants of potential concern

via TEM, SEM, or other appropriate methodology as determined by LMDC. A full-time, on-site technical staff position may be required to interpret and service the network during work hours, or the consultant could propose an alternate methodology.

- Implement additional air monitoring stations and collect/analyze ambient air samples as may be necessary to advance LMDC projects comprising the WTC Memorial and Cultural Program.

Hazardous Materials Testing

- Perform Phase II or other hazardous materials testing on structural surfaces, soil and/or groundwater in and around 130 Liberty Street as necessitated by regulatory action. Prepare associated reports and/or remediation plans for regulatory review.
- Perform Phase II or other hazardous materials testing as may be necessary to advance LMDC projects comprising the WTC Memorial and Cultural Program.

Environmental Consulting Services

- Perform general environmental consulting services not specified above, including, but not limited to, reports, fact sheets, website updates, attendance and presentations at public meetings, and attendance and presentations at meetings with local, state, and federal environmental regulators.

B. Anticipated Schedule for Services

Air Monitoring and Laboratory Analysis

- Ambient air monitoring and associated laboratory analysis will immediately begin in mid-December and will last throughout the cleaning and deconstruction of 130 Liberty Street, anticipated to occur through the end of 2005.
- Additional air monitoring and laboratory analysis may be required prior to and during construction of the WTC Memorial, Memorial Center, Performing Arts Complex, and/or Museum Complex. These services would likely be required between 2005 and 2009.

Hazardous Materials Testing

- Hazardous materials testing may be required immediately or at any time during the cleaning and deconstruction of 130 Liberty Street.
- Additional surface, soil, and/or groundwater testing may be required prior to and during construction of the WTC Memorial, Memorial Center, Performing Arts Complex, and/or Museum Complex. These services would likely be required between 2005 and 2009.

Environmental Consulting Services

- General environmental consulting services may be required immediately or at any time during the cleaning and deconstruction of 130 Liberty Street.
- Additional environmental consulting services may be required prior to and during construction of the WTC Memorial, Memorial Center, Performing Arts Complex, and/or Museum Complex. These services would likely be required between 2005 and 2009.

III. SUBMISSION REQUIREMENTS

Please letter your responses exactly as the questions are presented herein, and limit to ten (10) one-sided pages, except work samples, which must be included in a separate, bound appendix. LMDC has no preference that all services be provided by the same firm and firms may choose to submit qualifications to provide less than all of the anticipated scope of services. Responding firms must specify which services they are qualified to provide. LMDC will review all statements of qualifications without prejudice as to which services are proposed.

Interested firms are invited to submit statements of qualifications that contain the following information:

A. Experience, Structure, and Personnel

1. A history of the firm's experience providing environmental testing and consulting services, including the specifics outlined in Section II (A) above, to economic development organizations, municipalities, other governmental entities, private developers, not-for-profits and civic organizations.
2. A description of the firm's organizational structure, including resumes of the principals, project manager(s) and professional staff who would work directly with LMDC.
3. Samples of up to five (5) major projects that the firm has completed in the areas of ambient air monitoring and hazardous materials testing-- specifically on projects with a high level of public scrutiny. Include the client, the name of a contact person who is able to provide a reference, a description of the nature of the work, the size and complexity of the project, and the amount and the agreed fee arrangements.
4. Any other information that you believe would make the firm's work on behalf of LMDC superior to that of other firms or information about your firm's specialty or particular skill to perform a specific requested service.

B. Fees (NOTE: does not count toward ten-page limit)

1. Whether the firm would be willing to agree to a fee cap.
2. The normal hourly rate of each principal and staff member whose resume is provided or whose job category may be required, and the rate that would be charged to LMDC.
3. A list of anticipated reimbursable expenses and the rate charged for each.

4. Any reduced fees offered to other municipalities, governmental entities, economic development or nonprofit organizations, and civic organizations.
5. Unit prices for the following services:

Air Monitoring and Laboratory Analysis

Include a Unit Cost Matrix that includes all equipment and laboratory costs associated with monitoring and/or sampling and analysis of the following target parameters.

- Total Particulate
- PM₁₀-Respirable Particulate
- Asbestos
- Crystalline Silica
- PCDDs/PCDFs
- PAHs
- PCBs
- Fibrous Glass (Man-Made Vitreous Fibers/MMVF)
- Metals (barium, beryllium, cadmium, chromium, copper, lead, manganese, nickel and zinc).
- Semi-volatile organics/WTC combustion by-products (eg brominated flame retardants, PCNs and PBDEs)

Include a separate line entry for the following laboratory costs:

- Per sample analysis of asbestos using Transmission Electron Microscopy
- Per sample analysis of metals using Inductively-Coupled Argon Plasma
- Cost per hour of sample analysis using Scanning Electron Microscopy

Hazardous Materials Testing

Include a Unit Cost Matrix that includes all equipment and laboratory costs associated with the following types of material sampling, activities and analysis:

- Bulk sample analysis for asbestos containing material
- Wipe sample analysis for asbestos, lead, dioxins, PAHs, Silica, MMVF
- Soil borings and analysis
- Groundwater test wells and analysis

6. Any other fees or charges for services the firm is proposing but are not specified in Nos. 1-5 above.

NOTE: Although proposed fees will be taken into account, LMDC reserves the right to negotiate a lower or different fee structure with any firm that is selected.

C. Contact Information (NOTE: does not count toward ten-page limit)

On a single cover sheet in your statement of qualifications, please provide:

1. The lead firm or individual name;
2. The lead firm's contact person;

3. License or certification information of lead firm principal(s) or individual(s) that are anticipated to work on a LMDC project;
4. Telephone, fax, and wireless numbers for firm principal(s) or individual(s) that are anticipated to work on a LMDC project;
5. E-mail address for firm principals or individuals that are anticipated to work on an LMDC project;
6. The Street address of lead firm or individual;
7. The year the firm or individual practice established;
8. The M/WBE status of the firms (Minority-owned Business Enterprise or Women-owned Business Enterprise, as certified by New York State);
9. The type of work or specialty and size of firm; and
10. The signature of the lead individual, and the date of the signature.

D. Conflicts of Interest (NOTE: does not count toward ten-page limit)

1. Submit a statement describing any potential conflict of interest or appearance of impropriety, relating to other clients of the firm, or officers, directors, and employees of LMDC, that could be created by providing services to LMDC.
2. Indicate what procedures will be followed to detect and notify LMDC and to resolve any conflicts of interest.
3. Indicate any pending litigation and/or regulatory action by any oversight body or entity that could have an adverse material impact on the firm's ability to serve LMDC.
4. Indicate if the firm has ever had a prior contract with any governmental entity terminated for any reason, and provide a detailed explanation.
5. Submit a completed Standard Background Questionnaire (Attachment 3).
6. Submit a completed Contractor Disclosure Contracts Form and the Contractor Disclosure of prior Non-Responsibility Determinations form (Attachment 5) in compliance with New York State Executive Order 127.

E. Nondiscrimination Policy (NOTE: Does not count toward ten-page limit)

1. Firms with fifty (50) or more employees shall submit a copy of their nondiscrimination or affirmative action plan.
2. Firms with less than fifty (50) employees shall submit a statement of their commitment to equal opportunity and affirmative action from their chief executive officer.
3. Each responding firm must also complete and submit both
 - (a) Attachment 1 relating to the anticipated workforce to be utilized on the contract, and
 - (b) Attachment 2 relating to the anticipated participation of minority and women-owned business enterprises as subcontractors, if any.

All information and documents described in subsections A through D above must be included or addressed in the submission.

IV. CRITERIA FOR SELECTION

In evaluating statements of qualifications submitted pursuant to this request, LMDC places high value on the following factors, not necessarily in order of importance:

- Approaches in methodology with respect to the anticipated scope of services that demonstrate maximum comprehension of and ability to provide such services to LMDC.
- Experience of firm and employees to be assigned to a LMDC project in general, and in particular, providing ambient air monitoring, hazardous materials testing and environmental consulting services to municipalities, economic development organizations, or other governmental entities.
- Quality of work product as demonstrated through submitted work samples.
- Demonstrated knowledge of the environmental issues facing Lower Manhattan, 130 Liberty Street, and the WTC Site.
- Experience of the firm with comparable organizations and types of services.
- Familiarity of local, state, and federal environmental regulations applicable to LMDC's projects at 130 Liberty Street and the WTC Site.
- Innovative or outstanding work by firm that demonstrates the firm's unique qualifications to provide ambient air monitoring, hazardous materials testing and environmental consulting services.
- Number, complexity, and nature of environmental services handled by the firm.
- Selected firm's staff ability, availability and facility for working with LMDC directors, officers, staff and consultants.
- Conformity with or exceeding applicable LMDC's policies as noted herein, including specific policies relating to nondiscrimination and affirmative subcontracting goals.
- Proposed fee structure relating to services the firm(s) would provide.

V. CONTRACT REQUIREMENTS

Selected firm(s) will be required to enter into a formal contract with LMDC that will include the terms and conditions set forth in Schedule A to this RFQ, subject to applicability and amendment. The contents of the statement of qualifications prepared by the selected firm(s), with any amendments approved by LMDC, will become a part of the contract awarded as a result of this RFQ process. Entering into such a contract does not guarantee that selected firms will be hired to perform environmental testing and consulting services during the term of the contract.

The selected firm(s) will be required to:

- Work with LMDC staff and its consultants to provide environmental testing and consulting services to LMDC on matters that may arise in connection with the planning, development, and revitalization of Lower Manhattan.
- Maintain accurate accounting records and other evidence pertaining to costs incurred in providing services, and on LMDC request, to make such records available to LMDC at all reasonable times during the contract period and for six (6) years after the date of the final payment to the firms under the contract.
- Assume sole responsibility for the complete effort as required by this RFQ, and be the sole point of contact with regard to contractual matters.
- Refrain from assigning, transferring, conveying, subletting or otherwise disposing of the contract or its rights, titles or interest therein or its power to execute such agreement to any other person, firm, partnership, company, or corporation without the prior consent and approval in writing of LMDC.
- Comply with applicable law governing projects initiated or supported by LMDC, including all applicable HUD requirements and regulations.

LMDC may select more than one firm that responds to this RFQ to create a pool of qualified firms from which to draw from for LMDC's future environmental testing and consulting services needs.

As set forth in Schedule A to LMDC contracts (Attachment 4), LMDC may terminate any contract entered into as a result of this RFQ at any time, provided that written notice has been given to the contractor at least thirty (30) days prior to such proposed termination date.

VI. MISCELLANEOUS CONDITIONS

A. Obligation Only on Formal Contract

The issuance of this RFQ and the submission of a response by any candidate firms or the acceptance of such response by LMDC do not obligate LMDC in any manner. Legal obligations will only arise on the execution of a formal contract by LMDC and the firms selected by LMDC. Responses to this RFQ will be prepared at the sole cost and expense of the candidate firms. No materials submitted in response to this RFQ will be returned.

B. LMDC Reservation of Rights

LMDC may (i) amend, modify, or withdraw this RFQ, (ii) revise requirements of this RFQ, (iii) require supplemental statements or information from any firm, (iv) accept or reject any or all responses hereto, (v) extend the deadline for submission of responses thereto, (vi) negotiate or hold discussions with any respondent and to waive defects and allow corrections of deficient responses which do not completely conform to the instructions contained herein, and (vii) cancel this RFQ, in whole or in part, if LMDC deems it in its best interest to do so. LMDC may exercise the foregoing rights at any time without notice and without liability to any proposing firm or any other party for their expenses incurred in the preparation of the responses hereto or otherwise.

C. Nondiscrimination and Affirmative Action Policies

It is the policy of the State of New York, ESDC, and LMDC to comply with all federal, state and local laws, policies, orders, rules and regulations which prohibit unlawful discrimination because of race, creed, color, national origin, sex, sexual orientation, age, disability or marital status, and to take affirmative action in working with contracting parties to ensure that Minority and Women-owned Business Enterprises (“M/WBEs”), Minority Group Members and women share in the economic opportunities generated by LMDC’s participation in projects or initiatives, and/or the use of LMDC funds. LMDC is a subsidiary of ESDC and its non-discrimination and affirmative action policy will apply to this RFQ and any resulting contract(s). LMDC has established a 20% M/WBE participation goal for the entire redevelopment project. The selected firm shall be required to use its best efforts to provide for the meaningful participation of United States M/WBEs, Minority Group Members and women in the execution of this contract. A copy of each responding firm’s equal employment opportunity policy statement, Attachment 1 relating to the anticipated workforce to be utilized on the contract and Attachment 2 relating to the anticipated participation as subcontractors of M/WBEs, shall be included as part of the response to the RFQ. The ESDC Affirmative Action Unit (“AAU”) is available to assist you in identifying M/WBEs certified by the State of New York that can provide goods and services in connection with the contract. If you require M/WBE listings, please call the AAU at (212) 803-3224.