

Request for Qualifications and Proposals (RFQP)

Qualified Environmental Professional Services

US EPA Brownfields Cleanup Grant and Revolving Loan Fund Sub Grant Implementation – Lafayette Paper Board North and South Sites

EPA Budget Period 6/1/2025 – 9/30/2029

IBP Site #4180209

Wabash River Enhancement Corporation

RFQ Issued: November 24, 2025

Responses Due December 12, 2025 - 12 p.m.

I. Introduction and Request for Qualifications

The Wabash River Enhancement Corporation (WREC) was recently awarded a \$2 million U. S. Environmental Protection Agency (EPA) Cleanup grant to remediate the Lafayette Paper Board – North site (approximately 9a). The Lafayette Paper Board-North site is part of the WREC owned, 14 acre, former Lafayette Box Board Paper Mill site. The City of Lafayette is providing additional funding for the project if needed. The remaining approximate 5 acres of the site will be remediated through another grant project described below.

WREC is anticipating award of an Indiana Finance Authority/Indiana Brownfields Program (IFA/IBP) Revolving Loan Fund (RFL) Sub Grant of \$750,000 to clean up the Lafayette Paper Board South site. If the RFL Sub Grant is awarded, the South Site cleanup project would be coordinated with the EPA Cleanup Grant Project. The Lafayette Paper Board-South site is approximately 5 acres in size. The City of Lafayette is providing additional funding for the project if needed.

Both sites are to be remediated in preparation for enhancement as a part of WREC's Wabash River Corridor Enhancement Project.

WREC is hereby issuing a Request for Qualifications and Proposals (RFQP) from environmental consultants interested in providing associated services as the Project Qualified Environmental Professional for the EPA Grant Project, and the IFA/IBP RLF Sub-Grant, Cleanup Grant Project, if it is awarded to WREC. The RFQP is open to all qualified environmental professionals (QEP's) capable and qualified to meet the objectives and requirements described in this document. Qualified woman-owned business (MBE) and/ or Veteran owned businesses (VBE) organizations are encouraged to respond.

II. Site History and Relevant Information

The Lafayette Paper Board-North site (Site) is, located in the historic Wabash Avenue Neighborhood of Lafayette immediately adjacent to downtown Lafayette on its south side. The historic Wabash Avenue Neighborhood (Neighborhood), an underserved community in Lafayette, Tippecanoe County, Indiana, has always been a vital part of Lafayette's economy and culture due to its proximity to the Wabash River (River), which bounds the Neighborhood and the Site to the north and west, and to the Wabash and Erie Canal which served as the east boundary of the site and bisected the neighborhood extending parallel to the river until it was demolished in the 1890's.

The River was crucial to the founding of Lafayette as a river port town in 1825, and then as a canal town when the Wabash & Erie Canal (Canal) opened in 1843. Business and industry flourished along the River and Canal due to the ease of access to long-distance transportation. The Neighborhood's arrangement of single-family homes surrounded by industrial land echoes the urban development model of the 1830s, when private transportation was mainly by foot or mount, and proximity to work was prized. As transportation evolved, rail was developed along the Canal tow path paralleling the River, separating the Neighborhood from the larger community in the 1850s. The Canal was filled in by the mid-1890s, forming Sycamore Street, which allowed rail spurs to service the Site, where a paperboard producer operated for over 100 years, ending in 2008. The Neighborhood was further isolated when an elevated rail realignment project initiated in the 1980s resulted in Wabash Avenue being the sole means of access to and from the Neighborhood.

Grant funds will be used to clean up the former Lafayette Paperboard North site located at 40 Chestnut Street in the City of Lafayette. The 9-acre riverfront site was used for industrial purposes, primarily paperboard production, from 1907 to 2007. All buildings on the site were razed in 2008 and it has remained vacant since then. It is contaminated with PCBs, heavy metals, and dioxin in the subsurface and soil, and polynuclear aromatic hydrocarbons, heavy metals, PCBs, PFAS substances, and dioxins in groundwater. Grant funds also will be used to support public engagement activities.

III. SCOPE OF WORK The goal of both projects is to remove and replace the current contaminated fill and restore the site to be ready for the property's redevelopment. The Wabash River Enhancement Corporation (WREC), the City of Lafayette, and the Qualified Environmental Professional ("QEP") will work together with the EPA Project Officer and Indiana Brownfields Project Manager to ensure the successful implementation of the grants, workplans and below tasks, and proper remediation supporting the reuse strategy. Please note that due to the full site being split into two project sites, each funded by separate grants, dual documentation may be necessary to address site specific issues. The QEP will be responsible for accomplishing the following three tasks through the EPA Cleanup grant:

- **Task: 1** Programmatic Outreach and Management
- **Task: 2** Quality Assurance Project Plans/Reporting
- **Task: 3** Soil Excavation and Disposal

TASK 1: Programmatic Outreach and Management

- Prepare and finalize the Analysis of Brownfield Cleanup Alternatives for approval by the EPA and IBP.
- Prepare, submit, and manage all required permits including but not limited to local, IDNR, IDEM, and USACE, and ensure the grantee has enrolled the site in the applicable state response program.
- Prepare the Community Relations Plans, and work with WREC and the City of Lafayette to implement the plans.
- Support and manage site data entry into ACRES, Quarterly Reports, Annual Reports, Completion Reports and any other necessary documents/requirements from the State of Indiana and IBP.
- Attend necessary coordination meetings with the WREC, City, IBP, and EPA.
- Work with WREC and the City of Lafayette to plan and lead stakeholder activities including the 2 public meetings.

TASK 2: Quality Assurance Project Plans /Reporting

- Prepare Site Specific Documents for EPA and/or IBP approval. Documents include the Quality Assurance Project Plans, Health and Safety Plans, Remediation Workplans.
- Update the documents as required and establish an information repository.
- Complete a Remediation Completion Report.

TASK 3: Soil Excavation and Disposal

- Prepare and manage bids to select excavation company.
- Manage and coordinate all earthwork. Items include but are not limited to:
 - Taking photographs;
 - Preparing soil manifests/landfill requirements;
 - Managing stabilization, excavation, loading, transporting and disposal of all contaminated fill;
 - Procuring “Clean Backfill” as defined and required by IDEM. Please note, this may include the need to obtain Legitimate Use Permits.
- Conduct appropriate site inspections, sampling and analysis during remediation in accordance with IBP and IDEM advisement.
- Ensure that Davis Bacon and other state/federal requirements with procurement and construction are met.
- Ensure that closure meets all requirements defined in IDEM’s Risk-Based Closure Guide.

IV. PROJECT TIMELINE AND BUDGET. A QEP will be selected in mid-December. The programmatic outreach planning and all early documents should be initiated soon after. All able pre-construction work will need to be completed promptly, while remaining flexible with the actual earthwork timing. The WREC expects the QEP to have the ability, willingness, flexibility and experience to effectively manage and balance the grant implementation and grant funds with the final reuse plans and timeline. All grant funds need to be spent by September 30, 2029

V. PROPOSAL EVALUATION AND SELECTION CRITERIA.

Proposals will be evaluated by an internal panel based on:

| Description | Points Possible |
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| Clarity of Submittal: The technical quality, completeness, conciseness, and clarity of the submittal. | 10 Points |
| Firm Qualifications: Qualifications of the firm and any subconsultants, including appropriate areas of expertise, relevant experience and technical capabilities demonstrating qualifications to undertake the project. | 10 Points |
| Personnel Qualifications & Knowledge of Applicable Rules and Procedures: Qualifications of the proposed key personnel assigned to this project, including technical attributes and relevant experience that makes them uniquely qualified to undertake the project. | 15 Points |
| Relevant Project Experience: Qualifications of the firm, and any subconsultants, including appropriate areas of expertise, relevant experience, and technical capabilities on projects of similar size, scope, and complexity. | 20 Points |
| Ability to Meet Project Timeline, Scope and Budget Demands: Demonstrated ability to meet project timeline, scope and budget demands | 10 Points |
| Cost, Value and Availability: Respondents will include their Rate Sheet for both hourly services and typical environmental site assessment and remediation equipment to enable review of the reasonableness, of costs and prices proposed. Additionally, respondents shall estimate the cost of implementing the scope of work and identify the availability of key staff members noted for the anticipated period of performance of this grant funded project. | 25 Points |
| References: Quality of references for projects of similar size, scope, and complexity. | 10 Points |
| Total Points Possible: | 100 Points |

VI. SUBMISSION PROCEDURE AND DEADLINE

RESPONSE REQUIREMENTS: All proposals must include the following:

- Letter of Interest and Understanding
- Organizational Profile
- Firm AND Personnel Qualifications: Provide qualifications for the firm and key personnel expected to work on the project. Please include names, experience, education, licenses/certifications etc. and role for each person. The project manager should be clearly identified and meet the EPA's definition of a Qualified Environmental Professional.
- Relevant Project Experience: Provide up to 3 examples of relevant project experience that demonstrates the firm's role and experience in providing the scope of services requested.
- Fee Schedule: Include a rate schedule with hourly rates for key staff and anticipated expenses to be incurred (materials, travel, equipment etc.) for performing other project activities.
- References: Provide up to 3 references.

QUESTIONS: Questions and clarifications must be in writing to Stanton Lambert - slambert@wabashriver.net All questions must be submitted by December 5 at 12pm in order to receive a response. If necessary, addendums will be posted on the WREC's web Site at <https://www.wabashriver.net>.

SUBMITTAL INSTRUCTIONS: Provide three (3) hard-copies and one (1) electronic copy of the response to this RFQ to the following address no later than 12pm EST on Friday, December 12, 2025. Submissions received after the said date and time will not be considered. You may submit your electronic copy on a removeable drive or submit by email to:

slambert@wabashriver.net

or via mail:

Wabash River Enhancement Corporation
Attn: Stanton Lambert
200 North 2nd Street
Lafayette, IN 47901

VII. ADDITIONAL RESOURCES

Past assessment data, remediation documents and the Soil Management Plan are available via IDEM's Virtual Filing Cabinet. The IBP site ID is #4180209 and AI ID is #12599.

VIII. MAP OF GRANT Site:

Project Site Location: 40 Chestnut Street, Lafayette, IN with approximate North Site and South Site Project Areas located

