

GREATER ST. LOUIS INC.

February 8, 2022

REQUEST FOR PROPOSALS

**Subject: AMICSTL – Environmental Review and Report
4300 Block of Finney Ave.
St. Louis, MO 63113**

SEND SUBMISSIONS TO:

Katie Hermann

Finance Coordinator

Greater St. Louis, Inc. Request for Submissions, AMICSTL – Environmental Review

One Metropolitan Square, Suite 1300

St. Louis MO 63102

Tel: (314) 444-1142

Email: katie@greaterstlinc.com

PROJECT DESCRIPTION

The lot at 4300 Finney currently contains some vacant buildings (residential and warehouse) and vacant land. The vacant structures will be demolished as part of the project. Excavation will take place across all properties to create the foundation for the new building. This RFP is for an Environmental Review and report.

***NOTE: EDA required documents, regulations, and procedures**

Greater St. Louis, Inc. is a recipient of EDA funding for this specific request. Certain regulations may be required to accommodate the awarded project.



Google Maps Link

<https://www.google.com/maps/place/4300+Finney+Ave,+St.+Louis,+MO+63113/@38.6517422,-90.247278,364m/data=!3m1!1e3!4m5!3m4!1s0x87d8b4cb1ea31747:0x3fc1b074e87b6009!8m2!3d38.651169!4d-90.2457933>

Federal Participation Disclosure – “This project will be partially funded with Federal funds from the United States Department of Commerce, Economic Development Administration and therefore is subject to the Federal laws and regulations associated with that program.”

SCOPE

EDA Environmental Template

To ensure required information is provided to EDA, selected consultant services would be in reference to completion of the EDA environmental template below, emphasis on Section C, questions 7 through 12.

***NOTE:** This agreement could result in subsequent options for a full environmental assessment or other work. Any additional work shall be considered on a case-by-case basis and must be approved in advance and in writing. All change orders are potentially subject to approval by EDA. Consultants responding to this RFP should be familiar with all applicable NEPA regulations and guidelines and be capable of providing work to enable the project to comply with said requirements.

AWARD METHOD

The contract will be awarded using US Department of Commerce - Economic Development Administration (“EDA”) procedures for small purchase procurements, including the receipt of price quotations from at least three responsible and qualified bidders. The contract shall be awarded based upon: 1) bidder’s responsiveness to project scope; 2) bidder’s ability to perform the work in a timely manner, 3) qualifications, and 4) quoted price.

TIMING OF SUBMISSIONS, AWARDING, AND START OF PROJECT

- All submissions actually received by 12:00pm on February 14, 2022 will be accepted as timely.
 1. Responses may be mailed or emailed to the address listed on first page.
- Greater St. Louis Inc’s projects an award date on or around February 15, 2022.
- The project ideally will commence immediately upon award of the contract.
- All services/deliverables due no later than March 3, 2022.

EDA ENVIRONMENTAL TEMPLATE

Revised June 2021. Please check EDA’s website before using this template to confirm that you are using the latest version. As of the date of this version, the current template can be found at the bottom of the “Funding Opportunities” page at EDA.gov.

Environmental Narrative Requirements

The National Environmental Policy Act (NEPA) requires Federal agencies to assess the potential environmental impacts associated with proposed federal actions, including financial assistance.

For further information regarding EDA’s obligations under NEPA, please refer to the regulations for implementing NEPA at 40 C.F.R. 1500-1508. The Council on Environmental Quality’s 2007 guidance document “A Citizen’s Guide to the NEPA” is another resource available online.

Environmental Consultant must provide information on the following items. For any area in which the consultant asserts that an item is not applicable to a project, provide an explanation.

A. PROJECT DESCRIPTION—EDA Environmental Narrative Template

1. Beneficiaries

Identify any existing businesses or major developments that will benefit from the proposed project, and those that will expand or locate in the area because of the project.

2. Proposed Construction

As an exhibit to this Narrative, provide a topographical map of the project area and a site map (with legend and north arrow) displaying the project location and boundaries, existing and proposed project components, and location of all sites and/or companies benefiting from the proposed project. The documents should be of sufficient clarity for adequate interpretation of the Applicant's intentions.

Describe the project construction components in detailed, quantifiable terms. Describe the project location, proposed construction activities (e.g., grading, trenching), and schedule. See the mock example below for the level of specificity expected by EDA:

The City of ABC is proposing to construct a 30-inch (in) water line which would be constructed within an existing 50-foot City of ABC right-of-way (ROW) and measure 1,220 linear feet (lf). The project is located within Township 39N, Range 10E, Section 24 in the City of ABC, XYZ County, [State]. The project would be constructed over a three-month period from April June 2011. Construction of this project would entail trenching a 1 ft wide by 3 ft. deep ditch and installing the 30 in. pipe within the existing ROW. Total land disturbance will be 2.1 acres. The construction staging area would be located entirely within the existing ROW. Minor maintenance would occur during the operation of the waterline but would not entail any ground disturbing activities.

B. HISTORIC/ARCHEOLOGICAL RESOURCES

Identify any known historic/archeological resources within the project site(s) or area of potential effect that are either listed on the National Register of Historic Places or considered to be of local or State significance and perhaps eligible for listing on the National Register. In many states, the State Historic Preservation Office (SHPO) maintains GIS databases of historic properties and cultural resources. Delineate an Area of Potential Effect (APE) for the project. The APE is the geographic area or areas within which a proposal may cause changes in the character or use of historic properties, which would include (but is not limited to) any new development or renovation by the beneficiary facilitated by the proposed EDA project. Discuss the potential impacts of the project on culturally significant resources and provide a determination as to whether there will be: no historical properties/cultural resources present; no historical properties/cultural resources adversely affected; or historical properties/cultural resources adversely affected. **Note there is no requirement to contact the SHPO until directed to do so by EDA.**

C. AFFECTED ENVIRONMENT

For the resource areas identified below, indicate potential direct and indirect impacts from proposed project activities and specify proposed measures to mitigate probable impacts. Direct impacts are caused by the proposed action and occur at the same time and place. Indirect impacts are those that are caused by a proposed action, but that may occur later in time or farther removed in distance, relative to the primary impacts of the proposed action (40 C.F.R. Section 1508.8). Development induced by the proposed project would be an example of an indirect impact.

1. Affected Area

Describe the general project area, including topography, historic land usages, unique geological features, and economic history. Provide site photographs if available. Identify native vegetation and wildlife found in the project area or its immediate vicinity. Describe the amount and type of vegetation in the project area and indicate the impact to vegetation if removed (e.g., 1.2 acres of early successional native hardwood forest). Identify any designated State and National Parks, National Wildlife Refuges, or National Game Preserves located on or in the vicinity of the proposed project activities. Identify any Wilderness

Areas, as designated or proposed under the Wilderness Act, or wild or scenic rivers, as designated or proposed under the Wild and Scenic Rivers Act, or other lands protected under state or federal law that are located on or in the vicinity of the proposed project activities.

1. Please describe any direct effects
2. Please describe any indirect effects

2. Coastal Zones

Indicate whether the project is located within a designated coastal zone subject to the Coastal Zone Management Act. Information on coastal zone boundaries is available on the NOAA's website. Identify any shorelines, beaches, dunes, or estuaries within or adjacent to the project site(s) and explain how the proposed project is consistent with the state's Coastal Zone Management Plan. If state concurrence is required, identify the state's Coastal Zone Management Agency.

3. Wetlands

Identify any wetlands within or adjacent to the project site(s). If available, provide an on-site wetland/waters delineation performed in accordance with the 1987 (or current version) USACE Wetland Delineation Manual, as amended. Provide any correspondence from USACE, including any jurisdictional determination or permit documents.

1. Provide a determination of direct and indirect effects including the amount of jurisdictional waters affected by type (e.g. 1.1 acres of palustrine emergent wetlands would be impacted by the proposed project).
2. If any wetlands would be impacted by the project, provide an analysis of alternatives to wetland impact in this section or in the Alternatives to the Project section above.
3. Describe any mitigation plans here or in Section D below.

Also indicate if there are any proposed overwater structures that could impact navigable waters as defined in 33 CFR part 329.

4. Floodplains

Please state whether the project is located within a mapped 100- or 500-year floodplain. Provide a FEMA floodplain map (with the map number and effective date) displaying the project location and boundaries, existing and proposed project components, and location of all sites and/or companies benefiting from the proposed project. The document should be of sufficient clarity for adequate interpretation of the applicant's intentions.

Floodplain maps can be viewed and printed from FEMA's website. If FEMA floodplain maps do not exist in the project area, provide a letter from a Professional Engineer regarding the presence or absence of a 100-year floodplain.

- i) Describe direct and indirect effects to 100-year floodplains, if any.
- ii) If any 100-year floodplains would be impacted by the project, provide an analysis of alternatives to floodplain impact in this section or in the Alternatives to the Project section above.
- iii) Indicate whether the project's community participates in the National Flood Insurance Program.
- iv) Indicate if a critical action (e.g., emergency response facility, hospital, wastewater treatment plant) is being located within the 500-year floodplain.

5. Climate Change

Identify any current or potential risks to the project due to climate change (e.g., flooding, wildfires, sea level rise, severe weather), utilizing federal resources, including the National Climate Assessment. Describe any steps taken in the planning and design of the project to mitigate those risks, including utilizing federal resources such as the U.S. Climate Resilience Toolkit. Identify any ways in which the project may contribute to future climate risks, such as by increasing flood risks, and any potential measures for mitigating those

contributions. Describe any steps taken to reduce the project's immediate and future carbon footprint (e.g., use of renewable building materials, incorporation of energy-efficient design features).

6. Endangered Species

Provide a list of all threatened, endangered, and candidate species located in or near the project area, including any proposed development by the beneficiary, and the immediate vicinity. Identify these species' potential or existing habitat, and critical habitat designations in the project area. Identify the potential for direct or indirect impacts on these species. Critical habitat designations, lists of protected species by county, and information on effect determinations are available on the FWS website. The FWS' web-based Information, Planning, and Conservation System (IPaC) may also be useful for the early planning stage of a project. If an Effect Determination or Biological Assessment has been completed for any of the species listed, please provide. Attach any correspondence with FWS that exists related to their proposal. For projects with possible impacts to fisheries and marine/coastal species, provide any correspondence with NMFS.

7. Land Use and Zoning

Describe the present formal zoning designation and current land use of the project site and adjacent land parcels. The areas include: the site of construction activities, adjacent areas, and areas affected by the primary beneficiaries. Land uses to be considered include, but are not limited to, industrial, commercial, residential, agriculture, recreational, woodlands, mines/quarries, and open spaces. Please indicate whether the project is located entirely within a city limit.

Identify agriculture land parcels designated as "prime/unique agriculture lands" by the U.S. Department of Agriculture (USDA) under the Federal Farmlands Protection Act or a local equivalent. Additional information may be found at the USDA's Natural Resources Conservation Service website.

8. Solid Waste Management

Indicate the types and quantities of solid wastes to be produced by the project facilities and primary beneficiary. Describe local solid waste collection and disposal methods and the expected useful life of the disposal facility. Indicate if recycling or resource recovery programs are currently being used or will be used in the future.

9. Hazardous or Toxic Substances

Describe any toxic, hazardous, or radioactive substances that will be utilized or produced by the proposed project facilities and primary beneficiaries. Describe the manner in which these substances would be stored, used, or disposed. Indicate if hazardous or toxic substances have been or must be remediated prior to construction, demolition, or renovation. If a recent Phase I or Phase II Environmental Site Assessment has been performed, please provide a copy of the executive summary (a full copy may be requested at a later date).

10. Water Resources

Describe surface and underground water resources at or near the proposed project site(s) and any impacts of the project to these. If groundwater will be used, is the aquifer in overdraft and /or adjudicated? If there will be discharges to surface water, is the receiving surface water body listed on the U.S. Environmental Protection Agency's (EPA) Section 303(d) list of impaired waters? Is a National Pollution Discharge Elimination System (NPDES) permit required for any discharges to surface waters? Indicate if the proposed project is located within an area mapped by the EPA as sole source aquifer recharge area (maps and further information are available on EPA's website). Describe any induced changes in local surface water runoff patterns, and the status of storm water discharge permit processes (if applicable).

11. Water Supply and Distribution System

Indicate the source, quality, and supply capacity of local domestic and industrial/commercial water resources, and the amount of water that project facilities and primary beneficiaries are expected to

utilize. Note whether the water that is being supplied is in compliance with the Safe Drinking Water Act, and if not, what steps are being taken to ensure compliance.

12. Wastewater Collection and Treatment Facilities

Describe the wastewater treatment facilities available for processing the additional effluent including usage by the beneficiary(s). Indicate design capacities and current loading (both daily average and peak), and adequacy in terms of degree and type of treatment required. Describe all domestic class or process wastewater or other discharges associated with the proposed project facilities and its primary beneficiaries, and the expected composition and quantities to be discharged either to a municipal system or to the local environment. Indicate all discharges that will require on-site pre-treatment. Note whether the wastewater treatment plant is in violation of the Clean Water Act, and if so, what steps are being taken to ensure compliance. If local treatment and sewer systems are or will be inadequate or overloaded, describe the steps being taken for necessary improvements and their completion dates.

13. Environmental Justice (Executive Order 12898)

Describe whether the proposed project will result in disproportionate adverse human health or environmental impacts relative to minority and low-income populations. Sufficient detail should be provided to enable EDA to determine whether the project will comply with Executive Order 12898.

14. Transportation (Streets, Traffic and Parking)

Briefly describe the local street/road system serving the project site(s) and describe any new traffic patterns that may arise because of the proposed project. Indicate if land use in the vicinity, such as residential, hospital, school, or recreational, would be affected by these new traffic patterns. Indicate if any existing capacities of these transportation facilities would be exceeded as a direct or indirect result of this project implementation, particularly in terms of car and truck traffic, and what the new Level of Service designation would be.

15. Air Quality

Indicate types and quantities of air emissions (including odors) to be produced by the proposed project facilities and its primary beneficiaries, and any measures proposed to mitigate adverse impacts. Indicate the impact that the project would have on greenhouse gas emissions. Is the proposed project site within an area classified as a “non-attainment” for any criteria pollutants? If so, what are those pollutants? Indicate any local topographical or meteorological conditions that hinder the dispersal of air emissions.

16. Noise

Would operation of project facilities or primary beneficiaries' facilities increase local ambient noise levels? If yes, indicate the estimated levels of increase, and the areas and sensitive receptors (e.g., residences, wildlife) to be affected.

17. Permits

Identify any Federal, State, or local permits of an environmental nature needed for the project (e.g., USACE, US Environmental Protection Agency (EPA), Coastal Zone Management/Shoreline Management, Air Quality, State Environmental Policy Act, NPDES) and the status of any such permits. Attach copies of any such permits and all associated correspondence, including the permit applications.

18. Public Notification/Controversy

Provide evidence of the community's awareness of the project, such as newspaper articles or public notification and/or public meetings, as applicable. If a formal public hearing has been held, attach a copy of the minutes. Fully describe any public controversy or objections which have been made concerning this proposed project and discuss steps taken to resolve such objections.

19. Cumulative Effects

Please list projects (public and private, whether directly related to the proposed project described above)

that have occurred or will occur in the past, present, and reasonably foreseeable future in and around the project area that could result in significant cumulative impacts when considered in aggregate with the proposed EDA project. Cumulative impacts result from the incremental impacts of a proposed action when added to other past, present, and reasonably foreseeable future actions (40 C.F.R. Section 1508.7). In other words, cumulative impacts can result from individually minor but collectively significant impacts. Based on the direct and indirect impacts identified in Sections C1-18, identify which resources, ecosystems, and human communities are affected; and which effects on these resources are important from a cumulative effects perspective.

D. MITIGATION

Describe methods to be employed to reduce impacts to any and all adverse impacts identified in Section C. List all mitigation measures that would be implemented to minimize impacts to environmental resources from project implementation.

SITE WALK THROUGH

To the extent necessary, the site will be available to review by appointment only. Your contact will be: Derek Babcock (dlbabcock@ranken.edu).

SUBMISSIONS:

1. Identifying Information

The first page of your submission must include your company name, contact name, address, telephone number and email contact.

2. Your Company's Background

Provide a brief history of your company's work on like-kind projects of similar size and scope. Please provide references - no more than 3 - from projects of comparable size and scope who may be contacted regarding your company's work.

3. Services / Schedule Breakdown

Provide a quotation for the services within the parameters and deliverables set forth. Contractor's quotation must clearly differentiate and itemize all rates and fees. Fees shall not be increased to include any unanticipated taxes. For this phase of the project, there will be no reimbursable expenses allowed. There will be no extra compensation for travel time for this project.

Include a proposed project schedule and anticipated completion date of March 3, 2022.

4. Diversity, Equity, and Inclusion

Provide a description of the company's approach to diversity, equity, and inclusion in providing the requested service(s).

5. Insurance

Confirm your insurance coverages as needed for this scope of work (may include property, workers compensation, property damage, vehicular liability, and public liability in required amount for project).

6. Unexecuted Contract/Agreement

Provide an unexecuted contract/agreement with your bid.

ADDITIONAL INFORMATION

Invoicing

Invoice processing requires your company's Federal Tax ID number. Greater St. Louis, Inc. is a non-profit, tax-exempt organization. Therefore, Greater St. Louis, Inc. is exempt from sales tax on all items related to the project in this request. The selected submission will be provided Greater St. Louis, Inc.'s tax ID number for purchases related to the described project. All invoices must be tax exempt.

LIST OF ADDITIONAL DOCUMENTATION

Per the EDA, the following checklist is a list of required and optional attachments to the Environmental Narrative as described in the sections above. The items listed in the optional section may be required by EDA at a later date to complete the project review and selection process, so it is recommended to provide now if they are currently available. While the documents listed below are the most frequently required for scoping determinations, EDA reserves the right to request additional items that are not listed below when necessary.

Checklist of Optional Environmental Documents that should be submitted as part of the final project scope if available:

- SHPO/THPO and Tribal leader comments and copy of submittals
- Site photographs
- Coastal Zone consistency determination
- Wetland delineation and/or Jurisdictional Determination
- Preliminary wetland info
- U.S. Army Corps of Engineers comments, Section 404 Permit, Section 10 Permit, and/or Water Quality Certification (401 approval)
- Biological Assessment and/or survey for federally protected species
- Correspondence with US Fish and Wildlife Service and/or National Marine Fisheries Service
- Natural Resources Conservation Service determination of Prime Farmland, Form AD-1006, if applicable
- Phase I and II Environmental Site Assessment
- Sole Source Aquifer review by US Environmental Protection Agency, if applicable
- Other federal, state, and local environmental permits
- Copies of public notices, public hearing minutes, etc.

Section A.2: Internet Links

[Davis-Bacon Wage Rates](#)

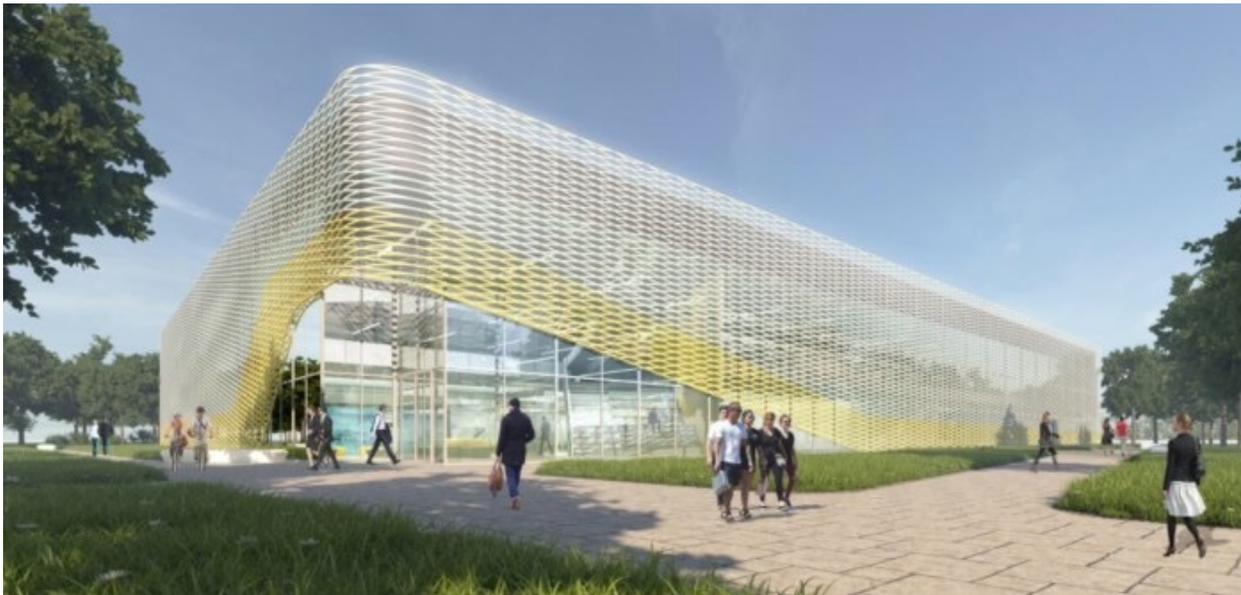
ABOUT GREATER ST. LOUIS INC.

Greater St. Louis, Inc. brings together business and civic leaders to create jobs, expand inclusive economic growth and improve St. Louis' global competitiveness. We are dedicated to St. Louis' growth and prosperity as a global metropolitan region that expands economic opportunity for all. We speak with a unified voice, lead with a bold agenda and act as one metropolitan region anchored by a vibrant urban core.

Greater St. Louis, Inc. (GSL) combines the strengths of five legacy organizations to unify around a common vision and strategy for fostering inclusive economic growth. AllianceSTL, Arch to Park, Civic Progress, Downtown STL, Inc., and the St. Louis Regional Chamber came together on January 1, 2021, as Greater St. Louis, Inc. Leaders of the new organization will work collaboratively to address the metropolitan area's challenges and opportunities for broad-based prosperity.

ABOUT AMICSTL

Within St. Louis City's North Central Corridor, the area around Ranken Technical College will be home to the planned Advanced Manufacturing Innovation Center St. Louis, also known as AMICSTL.



Manufacturing jobs provide the greatest economic multiplier and value generation of any sector. AMICSTL, modeled in part on AMRC in Sheffield, the United Kingdom and the product of long-term planning by the St. Louis Regional Advanced Manufacturing Partnership (RAMP), will serve as a regional advanced manufacturing innovation hub, physically located in north St. Louis. The new facility will fuel equitable, diverse economic growth, offering workforce development, R&D, and production/prototyping. By attracting talent and facilitating partnerships at all levels, AMICSTL will bolster both regional and national competitiveness in key growth sectors. Formal industry partnerships at AMICSTL will facilitate research relationships that would otherwise be logistically difficult. It is anticipated that higher education regionally and even globally will reap benefits from AMIC's collaborative value. This world class facility and capability will be a national and international destination for advanced manufacturing leadership.

Architectural plans envision a multi-story facility totaling 116,000 sq. ft, located just east of Ranken Technical College's main campus at 4431 Finney Avenue. It will encompass several lots owned by the College on both the north and south sides of Finney. Pedestrian ground-level and elevated walkways are planned to allow for ease of pedestrian traffic between building sections. AMICSTL will require the demolition of two existing structures owned by Ranken Technical College near the intersection of Finney and Pendleton Avenues - these aging structures are currently used for storage purposes only.

Planned features include various Labs for such fields as Materials, Robotics, and Energy; Ten High Bay Prototype Spaces (located in the center of the building); a Digital Display area; a Community Space/Presentation Hall; Public Training & Seminar rooms; Open Workstations; an auditorium seating c. 500; conference rooms and administrative/office space. The Translucent skylight material is also planned to provide plenty of natural light within the interior. A rooftop terrace will allow for further aesthetically pleasing event/meeting space. The AMIC facility itself will serve as an example of trends in advanced manufacturing. Externally, the facility will have parking, an entrance plaza, a service entry/docks, and materials storage.

AMICSTL will be in St. Louis City within the St. Louis Promise Zone/Opportunity Zone. AMICSTL will help create an Innovation Triangle anchored by CORTEX, the National Geospatial Agency, major universities and community colleges, Ranken Technical College, and other partners.