

# **WHITPAIN TOWNSHIP**

**MONTGOMERY COUNTY, PENNSYLVANIA**



## **REQUEST FOR PROPOSALS**

PROFESSIONAL COMMUNITY PLANNING AND ENGINEERING  
SERVICES ASSOCIATED WITH DEVELOPMENT OF A PLAN OF ACTION  
AND MILESTONES FOR THE WEST AMBLER NEIGHBORHOOD

January 20, 2012

Notice is hereby given that the Whitpain Township Board of Supervisors will receive proposals at the Whitpain Township Administration Building, 960 Wentz Road, Blue Bell, PA 19422 until **3:00 pm**, prevailing time, on **February 20, 2012**. All proposals must be sealed and addressed to the Whitpain Township Board of Supervisors, Attention: Roman M. Pronczak, Township Manager, at the above address, and marked "Proposal for Professional Community Planning and Engineering Services Associated with Development of a Plan of Action and Milestones for the West Ambler Neighborhood" on the outside of the envelope.

## **A Plan for West Ambler**

**Problem Statement:** Whitpain Township’s neighborhood of West Ambler is challenged by a number of problems including flooding, environmental contamination, and depressed property values. The Township seeks to provide assistance to the area in mitigating the recurring flooding conditions and also in planning for future uses and required maintenance at the BoRit Superfund Site. Moreover, Whitpain wants to do all it can to promote revitalization in West Ambler.

**Recommended Solution:** A Plan of Action and Milestones (POA&M) is needed to create a set of conditions and realistic solutions that address West Ambler’s challenges. To develop such a plan and guide its implementation, a committee of Township officials and interested community members will be formed. A team of contracted professionals (the “Consulting Team”) will also be necessary to assist with the land-use planning and engineering aspects of the POA&M.

**West Ambler Development Committee.** The “Committee” – comprised of interested individuals able to devote requisite time – should represent at least the following stakeholder groups:

1. **Whitpain Township Board of Supervisors** (*x2*)
2. **West Ambler Resident/Business Owner** (*x2*)
3. **Whitpain Township Planning Commission** (*x1*)
4. **Whitpain Township Parks & Open Space Board** (*x1*)
5. **Whitpain Township Engineering Department** (*x1*)
6. **Temple University Center for Sustainable Communities** (*as required*)

**Goals & Objectives.** The West Ambler Development Committee – through the POA&M it shall be responsible for developing – will have the following goals and objectives:

- A. **Storm-water Control.** Identify causation sources and short-term mitigation measures as well as long-term storm-water improvements, likely funding sources, and an implementation plan for improvements to the Rose Valley Creek sluice-way.
- B. **Brownfield Reutilization.** Identify the relevant milestones for action and governmental responsibilities both during and after the clean-up processes on Whitpain’s 17-acre portion of the BoRit Superfund Site. Also, facilitate community involvement in identifying and developing practical reutilization options (if any) and potential funding sources.
- C. **Neighborhood Revitalization.** Envision and then explore public-private partnership opportunities for revitalizing the neighborhood that take into account the preferred solutions for flood control and for reutilization of the BoRit Site. Close attention shall be given to: (1) Prioritizing the existing \$250,000 funding for streetscape improvements; (2) Assessing the community’s needs; and (3) Generating options that leverage Township owned property in the neighborhood.

## **RFP FOR PLANNING & ENGINEERING SERVICES**

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## **1. PROJECT SUMMARY**

**SYNOPSIS: Whitpain Township is requesting proposals by February 20, 2012, for professional community planning and engineering services to assist in the development of a Plan of Action and Milestones (POA&M) to address problems in the West Ambler neighborhood. In the initial phase of the project, the selected firm/team will work with the West Ambler Development Committee to define scopes of work and specific planning tasks for each element of the POA&M. In subsequent phases of the project, the selected firm/team may execute additional planning tasks at the direction of the Board of Supervisors.**

Whitpain Township's neighborhood of West Ambler is challenged by a number of problems including flooding, environmental contamination, and depressed property values. The Township seeks to provide assistance to the area in mitigating the recurring flooding conditions and also in planning for future uses and required maintenance at the BoRit Superfund Site. Moreover, Whitpain wants to do all it can to promote revitalization in West Ambler.

The goals and objectives of the POA&M are the following:

- A. Storm-water Control.** Identify causation sources and short-term mitigation measures as well as long-term storm-water improvements, likely funding sources, and an implementation plan for improvements to the Rose Valley Creek sluice-way.
- B. Brownfield Reutilization.** Identify the relevant milestones for action and the governmental responsibilities both during and after the clean-up processes on Whitpain's 17-acre portion of the BoRit Superfund Site. Also, facilitate community involvement in the identification and development of practical reutilization options (if any) and potential funding sources for those options.
- C. Neighborhood Revitalization.** Envision and then explore public-private partnership opportunities for revitalizing the neighborhood that take into account the preferred solutions for flood control and for reutilization of the BoRit Site. Close attention must be given to: (1) Prioritizing the existing \$250,000 funding for sidewalk and curb improvements; (2) Assessing the community's needs; and (3) Generating options that leverage Township owned property in the neighborhood.

## **2. PROJECT BACKGROUND**

The neighborhood of West Ambler is located in the northeast corner of Whitpain Township, Montgomery County, Pennsylvania. It is bounded to the south by the Wissahickon Creek, to the east by the Rose Valley Creek, and to the north by the CONRAIL railroad right-of-way, which

creates the border between the Borough of Ambler and Whitpain Township. The area can be located in the lower left portion of Ambler Quadrangle Map: USGS 15 Minute 1:24,000 Series.

With its high-density dwellings and adjacent industrial uses, West Ambler is in some ways indistinguishable from the Borough of Ambler. The community's legacy includes having once been home to many of the hardest-working, but lowest paid laborers at the nearby asbestos factories. Remnants of the factories and their associated dumps and tailings ponds are still visible today. This history, along with other factors outside the control of residents and business owners, continues to have a deleterious effect on the community's property values and quality of life.

In addition to the legacy of asbestos manufacturing and contaminated waste, West Ambler is also subject to the recurrent impacts of flood waters from the Rose Valley Creek. During significant rain events, the Rose Valley can breach the walls of the existing "sluice-way" and flood the neighborhood. Most recently, two storms in 2009 and two others in 2011 required evacuations and emergency rescue operations to protect residents.

***Problem #1: Persistent Flooding Conditions***

The Rose Valley Creek has a watershed of approximately two (2) square miles with its headwaters located near Temple University's Ambler Campus in Upper Dublin Township. It flows in a southerly direction through the Borough of Ambler via a network of pipes and culverts that convey the waterway toward its confluence with the Wissahickon Creek. The convergence of the two creeks is located just south of West Ambler.

In the past, the Rose Valley Creek was utilized as a mill race with the creek running through a concrete culvert, eleven (11) feet wide and approximately four (4) feet deep. This culvert is estimated to have been constructed in the early 1900's. The creek runs this course with the culvert being mostly closed, but also open at some points. The Rose Valley emerges from the culvert approximately 850-feet upstream from the confluence with the Wissahickon Creek.

A number of attempts have been made in the past to resolve the neighborhood's flooding issues. Most significantly, in the early 1980's a plan was devised to divert some storm water during high-flow events through a seven (7) foot diameter steel pipe. The area of diversion is located near the intersection of North Main Street and Tennis Avenue in the Borough of Ambler. This seven (7) foot diameter steel pipe extends south under the CONRAIL right-of-way until it reaches a junction box on Maple Avenue in West Ambler. At the junction box, the flow from the pipe is channeled into two (2) smaller pipes which then discharge at the end-wall where the Rose Valley Creek emerges from the concrete culvert. The junction box is contributing to the acceleration and surcharging of the creek by constricting the flow through this area.

In the major area of flooding near the intersection of Maple Avenue and Chestnut Street, there are six (6) properties which have required evacuation and rescue operations in the past. The floodwaters near these properties spill over Maple Avenue from the sluice-way, which is an open concrete culvert with one side actually being the foundation of a warehouse compound. When storm flows are constricted by flowing under Maple Avenue, the water breaches the walls of the sluice-way and floods onto Maple Avenue with great velocity. In the summer of 2011, the cumulative effects of much higher than average annual rainfall amounts combined with Hurricane Irene and Tropical Storm Lee caused a partial collapse of the warehouse.

Because of its frequent, and sometimes life threatening flooding, the Rose Valley Creek is an important focus area of an ongoing research project by Temple University's Center for Sustainable Communities (CSC). A team of CSC researchers is currently engaged in a \$1.2 million, 30-month study to assess, model, and map flooding conditions in the Wissahickon Creek Watershed in Montgomery and Philadelphia counties. The study includes the creation of a Digital Elevation Model for the watershed; an evaluation and field verification of flood elevations and stream obstructions; hydrologic/hydraulic modeling; the preparation of new 100- and 500-year floodplain maps and floodways; and development of an enhanced storm-water management plan for the watershed. Whitpain Township anticipates partnering with the CSC to create new flood hazard maps, computer simulations depicting water flow and flooding in different flood events, and to identify specific storm-water improvements in West Ambler and upstream. Modeling will be conducted on the improvements to determine the potential reduction of flooding and pollution as well as the potential costs. The West Ambler portion of the study is expected to be completed in early 2013 or sooner.

See *Appendix A* for images of the location and effects of the flooding conditions.

### ***Problem #2: Environmental Contamination***

The seventeen (17) acres of undeveloped space between the Wissahickon Creek and West Ambler's Maple Avenue was once a heavily used community park known as Wissahickon Park. As late as the 1960s, the tract had large mounds of asbestos waste piled on it. The mounds were flattened and covered with soil to create a park to serve residents of the area. In October 1984, the park was closed due to the potential risks and liability from the large amounts of Asbestos Containing Material (ACM) remaining on the tract. The site is currently undergoing remediation actions by the U.S. Environmental Protection Agency (EPA) as a "Superfund site." Since 2008, substantial efforts by EPA have been undertaken to remove some ACM waste from the banks of the Wissahickon Creek, Rose Valley Creek, and Tannery Run and also to stabilize these areas to contain the remaining waste.

Beginning in 2009, EPA commenced a Remedial Investigation and Feasibility Study (RIFS) of the entire 38-acre BoRit Site to determine the best, long-term remediation options. Today, “emergency removal” activities and the RIFS are continuing concurrently.

In addition to Whitpain’s 17-acre parcel, the BoRit Site includes areas known as the “asbestos pile” and the “reservoir.” The six (6) acre property in Ambler Borough known as the “pile” was mostly a 20 to 30-foot hilltop wedged between the confluence of the Wissahickon Creek, Rose Valley Creek, Tannery Run and what has become a small lake. Throughout 2005, the property was the subject of considerable area interest after a development company unsuccessfully proposed capping the parcel and building a 17-story condominium tower on top. The very public debate over the project helped prompt the ongoing EPA actions.

The 15-acre “Ambler Reservoir” parcel includes the ten (10) acre lake and adjacent wetlands that lie mainly in Upper Dublin Township. This body of water had served as a tailings pond for the asbestos factories that once operated nearby. Early in 2006, the Wissahickon Waterfowl Preserve (WWP), a subsidiary of the Wissahickon Valley Watershed Association (WVWA), took ownership of the tract. The National Audubon Society has since designated the area an Important Bird Area (IBA) because of the many species of waterfowl that use the site for breeding and resting during migration. After remediation of the site, WWP seeks to install amenities along Maple Avenue that would promote birding and improve the aesthetic value of the area.

Additional information on the BoRit Site is available at the following websites:

- <http://www.epa.gov/reg3hwmd/npl/PAD981034887.htm>
- <http://www.boriticag.org/>
- <http://www.wvwa.org/pdfs/WVWA-ACA.pdf>

***Problem #3: Depressed Property Values and Quality of Life***

The effects of flooding, environmental contamination and numerous other factors have combined to depress both the property values and quality of life of West Ambler residents and business owners. Despite these negative characteristics, the neighborhood and surrounding area have great potential if the risks of flooding can be mitigated and the future use issues associated with the BoRit Site can be solved.

West Ambler’s positive attributes include proximity to transportation networks, especially the Ambler regional rail station that is just blocks away. Nearness to Ambler’s increasingly revitalized Main Street and Boiler House districts provide employment and cultural opportunities.

The fine educational resources of the Wissahickon School District, Montgomery County Community College, and Temple University's Ambler Campus are all close-by, too.

There is also tremendous potential in the environmental resources surrounding West Ambler. One approach for capitalizing on these assets called for creating a conservation area to tie together nearly 60-acres of open space and natural areas between Butler Pike and Mt. Pleasant Avenue and centered on the Waterfowl Preserve. All of the area's municipal Open Space Plans call for connecting their valuable green spaces to the Wissahickon Green Ribbon Trail which runs parallel to West Ambler.

Finally, and perhaps most significantly, the Whitpain Township lands in and around the neighborhood, if properly leveraged, could be a powerful catalyst in revitalizing West Ambler. Township owned parcels in the area include:

- 1) Wissahickon Park (17 acres)
- 2) West Side Courts (< 1 acre)
- 3) Maple Avenue Tot Lot Playground (2 lots)
- 4) 234 Maple Ave.
- 5) 236 Maple Ave.
- 6) 238 Maple Ave.
- 7) 240 Maple Ave.
- 8) 242 Maple Ave.
- 9) 244 Maple Ave.
- 10) 246 Maple Ave.
- 11) 248 Maple Ave.
- 12) 250 Maple Ave.
- 13) 252 Maple Ave.
- 14) 254 Maple Ave.
- 15) 256 Maple Ave.
- 16) 258 Maple Ave.
- 17) 260 Maple Ave.

### **3. PROJECT ORGANIZATION & RESPONSIBILITIES**

**3.1. The West Ambler Development Committee.** The “Committee” will be comprised of Township officials and interested community members able to devote the requisite time and attention to the development of the POA&M and its implementation. The Committee is expected to consist of representatives of the following stakeholder groups:

- Whitpain Township Board of Supervisors (*x2*)
- West Ambler Resident/Business Owner (*x2*)
- Whitpain Township Planning Commission (*x1*)
- Whitpain Township Parks & Recreation Board (*x1*)
- Whitpain Township Engineering Department (*x1*)
- Temple University Center for Sustainable Communities (*as required*)

The responsibilities of the Committee shall include:

- Advise the Board of Supervisors on the feasibility, fairness, and likely impacts of the POA&M;
- Ensure that the efforts and costs of the Consulting Team meet the expectations of the Board of Supervisors;
- Ensure that the POA&M’s scope aligns with the reasonable expectations of the stakeholder groups and represent stakeholder interests in plan deliberations;
- Provide the Consulting Team with guidance on issues associated with the plan, especially issues which would compromise the success of the POA&M;
- Assist in the evaluation of plan risks and risk management approaches;
- Keep the project scope – which will ultimately be determined by available funding – under control as emergent issues force changes to be considered;
- Reconcile differences in opinion and approach, and resolve disputes arising from them;

- Make available to the Consulting Team historical information including copies of any relevant reports, studies, or other resources as may be needed for the completion of the POA&M;
- Be committed to attending all scheduled meetings and be responsive to all correspondence.

**3.2. The Consulting Team.** The West Ambler Development Consulting Team (“Consulting Team”) should be comprised of a group of multi-disciplined professionals under the leadership of a single, project manager. The skill-sets required to assist in the production of the POA&M include, but are not limited to, the following disciplines:

- Environmental Engineering (with broad knowledge of the design, implementation, and management of environmental projects involving CERCLA and RCRA as well as demonstrated experience in brownfield reutilization projects);
- Community and Land-use Planning (with broad experience in the interpretation of community needs and the design of sustainable master plans that create value for property owners and improve the quality of life in economically depressed communities);
- Project Management.

The responsibilities of the Consulting Team shall include:

- Furnish all required labor, materials, supplies, and travel required in connection with the project;
- Perform the necessary data collection, research of existing documents, and analysis (existing plans of public infrastructure are located in the Whitpain Township municipal building, it is the responsibility of the Consulting Team to research these);
- Facilitate visioning exercises and issue identification;
- Develop, encourage, and implement public participation procedures/plan;
- Organize, facilitate, and document public meetings as necessary to interpret community needs and design sustainable solutions;

- Produce deliverables that may include public participation materials (e.g. survey results, brochures, and posters), copies of the draft and final adopted plan, marketing materials, and a project web page on the Township's web site.

**3.3. The CSC Research Team.** It is anticipated that Temple University's Center for Sustainable Communities ("CSC Team") will contribute the following information to the project: detailed data on the nature of the flooding problem in West Ambler; specific storm-water improvement options; and cost estimates for implementing the improvement options. The CSC Team's work on the West Ambler section of the Rose Valley Creek is expected to be completed in early 2013 or sooner.

**4. PROJECT SCOPE.** The project's scope is expected to include the following elements.

**4.1. POA&M Element #1: Storm-water Control.** Consistent with additional guidance to be provided by the Committee, the Consulting Team will integrate the CSC Team's research results, improvement recommendations, and cost estimates into the overall POA&M. Anticipated planning and engineering tasks will include:

**4.1.1. Identify Causation Issues.** The CSC Team has begun identifying the causation issues involved in the recurring flooding conditions along the Rose Valley Creek. Legal responsibilities (if any) also need to be identified.

**4.1.2. Near-term Mitigation Measures.** The scope and tasks of this sub-element will focus primarily on reviewing the actions, assets, and assistance readily available to the Township in the short-term for mitigating the risks of future flooding events. Township staff will have responsibility for this review which will include lessons learned from previous flooding events and research results from the CSC Team. The purpose of the review is to optimize relevant emergency response procedures and available resources. The Consulting Team will be responsible for integrating the staff's review into the POA&M.

**4.1.3. Long-term Storm-water Improvements.** The scope and tasks of this sub-element will focus on integrating the results, recommendations, and estimates of the CSC Team into the overall POA&M.

**4.1.4. Identify & Pursue Funding Options for Storm-water Improvements.** *Specific scope and planning tasks to be developed with the selected Consulting Team.*

**4.1.5. Implementation Plan & Funding Priorities.** *Specific scope and planning and engineering tasks to be developed with the selected Consulting Team.*

**4.1.6. Deliverables & Timeframe.** *Element deliverables and a realistic timeframe to be developed with the selected Consulting Team. This sub-element of work is likely to incorporate: who will be responsible for work; what needs to be done and priority; when funding is likely to be available; and where the work will be performed.*

**4.2. POA&M Element #2: Brownfield Reutilization.** Consistent with additional guidance to be provided by the Committee, the Consulting Team will identify the relevant milestones for action and Township and other agency responsibilities both during and after the clean-up processes on Whitpain's 17-acre portion of the BoRit Superfund Site. The Consulting Team will also facilitate community involvement in the development of reutilization options (if any) for the site as well as potential funding sources for those options. Anticipated planning and engineering tasks will include:

**4.2.1. Identify Governmental Milestones in the Cleanup Process and Beyond.** *Specific scope and planning and engineering tasks to be developed with the selected Consulting Team.*

**4.2.2. Identify Township Opportunities in the Cleanup Process and Beyond.** *Specific scope and planning and engineering tasks to be developed with the selected Consulting Team.*

**4.2.3. Facilitate Timely Community Involvement in Developing Reutilization Options.** *Specific scope and planning tasks to be developed with the selected Consulting Team.*

**4.2.4. Produce Cost/Benefit Analysis for Suggested Reutilization Options.** *Specific scope and planning tasks to be developed with the selected Consulting Team. The potential and parameters of realistic funding sources will have to be matched with achievable reutilization options.*

**4.2.5. Identify & Pursue Potential Funding Sources for Reutilization Options.** *Specific scope and planning tasks to be developed with the selected Consulting Team.*

**4.2.6. Deliverables & Timeframe.** *Element deliverables and a realistic timeframe to be developed with the selected Consulting Team.*

**4.3. POA&M Element #3: Neighborhood Revitalization.** Consistent with additional guidance to be provided by the Committee and that which is contained in various Township and Montgomery County planning documents including the Updated Comprehensive Plan: the Consulting Team will assist the Committee to envision and explore public-private partnership opportunities for neighborhood revitalization that take into account the preferred solutions for flood control and for reutilization of the BoRit Site. Close attention will be given to: (1) Prioritizing the existing \$250,000 funding for streetscape improvements; (2) Assessing the community's recreational needs; and (3) Generating options that leverage Township owned property in the neighborhood. Anticipated planning and engineering tasks shall include:

**4.3.1. Prioritize Existing Funding for Streetscape Improvements.** The Township is in receipt of grant funding, in the amount of \$250,000, from the Pennsylvania Department of Community and Economic Development (DCED) for improvements including the rebuilding of curbs, pavement (concrete), subgrade, sidewalks, ADA ramps, drive approaches, and other related street improvements as needed along Maple Avenue beginning at the intersection with Mount Pleasant Avenue and ending at the intersection with Ambler Avenue. *Specific scope as well as engineering, planning, and prioritization tasks to be developed with the selected Consulting Team. The phasing of installation work must be coordinated with storm water mitigation actions so that efforts and expenditures are not wasted.*

**4.3.2. Assess Community Needs.** *Specific scope and planning tasks to be developed with the selected Consulting Team for the West Ambler neighborhood and as they relate to the wider community.*

**4.3.3. Generate Options for Leveraging Township Owned Property.** *Specific scope and planning tasks to be developed with the selected Consulting Team.*

**4.3.4. Envision & Explore Revitalization Opportunities.** *Specific scope, planning, and marketing tasks to be developed with the selected Consulting Team.*

**4.3.5. Deliverables & Timeframe.** *Element deliverables and a realistic timeframe to be developed with the selected Consulting Team.*

## **5. INSTRUCTIONS AND NOTICES TO OFFERORS**

**5.1. Proposal Content.** Responses to this RFP must be provided in the following numbered format:

**5.1.1. 1-About the Firm/Team.** Provide a brief description of the lead firm and any proposed consulting firms. The description should include: number of years the firm has been in existence; range of professional services; office location(s); and staff size. Also list any experience the proposed “Consulting Team” has had working together as an integrated team.

**5.1.2. 2-Past Performance.** The Committee is most interested in the successful experiences of the firm/team and the proposed project leaders on similar projects. Provide information regarding a maximum of five (5) similar/related projects within the last five (5) years. Include the following items in tabular format:

- 1) Project name and location
- 2) Year completed if not ongoing
- 3) Owner representative’s name, title, address, email, and phone number
- 4) Project description
- 5) Why this project was successful
- 6) Name of project manager and members of the project team

**5.1.3. 3-Proposed Team Organization.** Include an organizational chart depicting the Consulting Team’s key personnel and their responsibilities. This chart should also include any proposed subcontractors.

**5.1.4. 4-Curriculum Vitae.** Provide for each of the key personnel and any named subcontractors, their related work experience, education, training, and any other pertinent information that would demonstrate competence and experience in developing this POA&M. Note that if any proposed individual would be a subcontractor or consultant outside the lead firm. Explain the firm’s past experience with each subcontractor listed. No change in the proposed key personnel or subcontractors will be approved without express written consent of the Committee.

**5.1.5. 5-Approach to Achieving Goals & Objectives.** Describe the Consulting Team’s general approach to achieving each of the goals and objectives of the POA&M. Provide specific methodologies for defining and accomplishing the scope and tasks listed in the sub-element paragraphs: 4.1.1. through 4.1.6.; 4.2.1. through 4.2.6; and 4.3.1. through 4.3.5.

**5.1.6. 6-Anticipated Project Duration.** Estimate the timeframe that can be anticipated by the Committee for completion of the scope definition phase of the project (Phase I).

Also describe the potential timeframe for completing each of the elements of the POA&M in subsequent and potentially concurrent phases.

**5.1.7. 7-Fee Schedule.** Provide the firm's fee schedule and estimated hours for completing the scope definition phase of the project (Phase I). Also provide the firm's fee schedule for each of the elements of the POA&M in subsequent and potentially concurrent phases.

**5.1.8. 8-Primary Point of Contact.** Identify the firm's principal contact and contact information.

**5.2. Notices & Instructions.**

**5.2.1.** A Pre-Proposal Conference for potential submitters will to be held on **Wednesday, February 8, 2012 at 10:00AM.**

**5.2.2.** Whitpain Township reserves the right to accept or reject any or all qualifications and to accept only those qualifications that are in the best interest of the Township without regard to anticipated costs or fee schedules.

**5.2.3.** There is no expressed or implied obligation for the Township to reimburse responding firms for any expenses incurred in preparing responses to this request.

**5.2.4.** To be considered, one (1) original (so marked) and ten (10) copies of the response and cost proposals must be received prior to the due date and time.

**5.2.5.** During the evaluation process, the Committee reserves the right, where it may serve the Township's best interest, to request additional information or clarification from responders, or to allow corrections of errors or omissions.

**5.2.6.** The Township reserves the right to retain all responses and to use any ideas included in a response regardless of whether that response is selected.

**5.2.7.** Submission of a response indicates acceptance by the firm of the conditions contained in this RFP, unless clearly and specifically noted in the response and confirmed in the contract between the Township and the firm selected.

**5.2.8.** The prospective contractor certifies by submission of their qualifications that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared

ineligible, or voluntarily excluded from participation in this transaction by any Federal, state, or local department or agency.

**5.2.9.** The prospective contractor must certify that in the performance of the work described herein, there exist no conflicts of interest with Whitpain Township, Ambler Borough, Upper Dublin Township, USEPA, PADEP or, any other organization that may be involved.

**5.2.10.** This is an RFP for professional services; no representation is made that contracts will be awarded to the lowest bidder.

**5.3. RFP Closing, Interviews & Award. All proposals must be submitted to the Township Manager no later than 3:00 pm on February 20, 2011.**

After review by the Committee and down-selection of the best-value firm/teams, interviews are anticipated to be scheduled. It is expected that a contract will be awarded for the services described herein in March 2011.

## **6. EVALUATION FACTORS FOR AWARD**

All proposals received will be reviewed by the Committee for the completeness and clarity of the information specified in this RFP. The absence of required information may result in exclusion from further consideration.

The Committee will select the firm/team whose response represents the best-value for the Township and demonstrates a superior approach and complete understanding of the goals and objectives. Proposals will be evaluated on criteria including but not limited to the following:

- 1) Previous relevant and successful experience by the firm/team;
- 2) Qualifications of the proposed Consulting Team members;
- 3) Capability of the lead firm to manage the work;
- 4) Superiority of proposed approach, methodologies, and efficiency for completing POA&M;
- 5) Fee schedule and estimated hours for completing the scope definition phase (Phase I);
- 6) Accessibility and availability of the Consulting Team's key personnel throughout the term of the project.

**7. INITIAL ADDRESSEE LIST**

**AKRF**

307 Fellowship Road, Suite 214  
Mt. Laurel, NJ 08054  
*Attn: Kevin Flynn*

**Boucher & James, Inc.**

Fountainville Professional Building  
1456 Ferry Road, Bldg. 500  
Doylestown, PA 18901  
*Attn: Judy Stern Goldstein*

**Bohler Engineering**

New Britain Corp. Center  
1600 Manor Drive, Suite 200  
Chalfont, PA 18914  
*Attn:*

**Chambers Associates**

2962 Skippack Pike  
PO Box 678  
Worcester, PA 19490-0678  
*Attn: Mr. Joe Hanna*

**Jeffrey Featherstone**

580 Meetinghouse Rd  
Ambler, Pa 19002

**Glackin Thomas Panzak, Inc.**

Paoli Executive Green 1, Suite 300  
41 Leopard Road  
Paoli, PA 19301  
*Attn:*

**Hunt Engineering Co.**

PO Box 537  
22 East King Street  
Malvern, PA 19355  
*Attn: Christine Hunt, P.E.*

**Kimmel Bogrette Architecture + Site**

151 E. 10th Avenue, Suite 300  
Conshohocken, PA 19428  
*Attn: Martin D. Kimmel*

**LandConcepts / Hibbeln Engineering**

593 Skippack Pike, Suite 300  
Blue Bell, PA 19422  
*Attn: Mr. Dave Cavanaugh / Mr. Matt Williams*

**Michael Baker Jr., Inc.**

201 Gibraltar Rd, Suite 120  
Horsham, Pa 19044  
*Attn: Kenneth J. Corti*

**Natalia Olson- Urtecho**

President & CEO  
EG  
1528 Walnut Street, 21<sup>st</sup> Floor  
Philadelphia, PA 19102-3614

**Pennoni Associates**

One Drexel Plaza  
3001 Market Street  
Philadelphia, PA 19104  
*Attn:*

**R. Douglas Stewart & Associates, Ltd**

4 Midland Avenue  
Berwyn, PA 19312-1687  
*Attn: R. Douglas Stewart*

**Simone Collins**

Landscape Architecture  
119 East Lafayette Street  
Norristown, Pa 19401  
*Attn: Peter Simone*

**TownShapes Land Use & Town Planners**

325 Forest Avenue  
Ambler, PA 19002-4310  
*Attn: Steven Ware (phone: 215-601-4851)*

**Wallace Roberts & Todd (WRT)**

1700 Market Street  
28th Floor  
Philadelphia, PA 19103  
*Attn: Joe Healy (Managing Principal)/Susan Buchanan, Director of Business Development*

**Woodrow & Associates,. Inc.**

1108 North Bethlehem Pike, Suite 5  
Lower Gwynedd, Pa 19002  
*Attn: Tim Woodrow*



# Flood Prone Areas of The Rose Valley Creek in West Ambler

Whitpain Township,  
Montgomery County, PA



Sluice Way

MAPLE AVENUE

242 240 238 236 234

230 228 226 224 222 220

218

0

0

Sluice Way

*Wissahickon Park*

40

*Rose Valley Creek*

*Reservoir*

0 15 30 60 90 120

Feet





09/08/2011





CLEARANCE 17.54  
10-2-3-09

09/08/2011 10:54



09/08/2011



N CHESTNUT ST

08/02/2009



08/02/2009



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08/02/2009