

VILLAGE OF SWANTON
REQUEST FOR PROPOSALS
FOR REDEVELOPMENT OF BROWNFIELD PROPERTY

To: Not-for-Profit Housing Agencies, State Housing Agencies, Private Developers with redevelopment experience

From: William Sheets, Swanton Village Manager

Date: June 2024

RE: Redevelopment Plans for Village owned property

Former Hotel Riviere, 6 South River Street

OVERVIEW

The Village of Swanton hereby request proposals for the redevelopment of a Village owned property located in the Village of Swanton, at 6 South River Street, which is the former site of the historic Hotel Riviere.

BACKGROUND

The Hotel Riviere was a historic building with local significance, but the building had languished for decades and was an abandoned fire hazard when the Village purchased it in October of 2020. The Village entered the Brownfield Program to evaluate contaminants on the site and establish a clean-up plan. The integrity of the building was evaluated for potential rehabilitation, but it had been neglected for too long and was razed and remediated. There are remaining contaminants in the soil and a Phase 2 Archaeological Assessment is being completed to qualify for funding. The final cleanup plan is being reviewed by the EPA and the Village would ideally work with a potential developer to address the remaining contamination based on the accepted redevelopment plan. The Executive Summary from the Brownfield Evaluation of Corrective Action Alternatives (ECAA) is attached to this RFP. The full report is available from the Village upon request. The proposals received will be evaluated by the Village Trustees, not on price alone but on the best fit for the community. Additional housing is a state and regional priority and will be a focus of this redevelopment.

The property is a 25,997 S.F. (0.60) acre lot facing South River Street (east), with residential properties on both sides (north and south), and the New England Central Railroad to the rear (west). The property is connected to Village water, sewer, and electric utilities. The property tax map is SO0006, and the warranty deed is available at the Swanton Town Clerks office volume 381 page 233, key deed reference Volume 24 page 284. The property plat is recorded at map slide 418A and attached to this RFP.

PROPOSALS

A. Concept

Describe your concept for the redevelopment of this property and the basis of your interest. Please provide as much detail as possible.

- What are your goals for the property?
- What form will that take? Single family dwelling, duplex, triplex, commercial
- Do you intend to own and occupy the property? Own and rent? Resell?
- Why are you interested in this parcel?
- How will your plan benefit the community?
- Will your project be aesthetically pleasing and a good fit for the site?

B. Experience

Please describe your experience with similar projects.

- Can you provide references of past private/ public collaboration?
- What challenges did you encounter in those projects?
- Describe your level of knowledge of local and state permitting requirements.
- Did the project finish on schedule and on budget?
- What have you learned from those experiences that would help you be successful with this project?
- What is your timeline for the redevelopment?
- What would make you the best choice for this project?

C. Capacity

Please describe your ability to bring the project to completion.

- What resources would you be able to dedicate to the project?
- What is your timeline for redevelopment?
- Describe your financial strength and capacity to secure necessary financing to complete your vision.
- Would you be able to make commitments about completion?
- If you intend to own and rent the property, describe your capacity to maintain it in good condition.

D. Evaluation Criteria

The Village purchased the property with the intention of bringing a blighted Village property back into vibrant use to the benefit of the Grand List and the general public. The criteria below will be the focus of the evaluation process.

- Financial strength and capacity to complete the project successfully
- Experience with similar projects
- Knowledge of public private collaborations
- Benefit of the proposal to the community
- Long term viability of the proposed use
- Taxable valuation of the redeveloped parcel

F. Evaluation and selection process-

The Village Trustees and or a subcommittee will review the proposals and evaluate them based on the criteria. They may seek further information from any of the submitters and they may perform interviews with any or all the submitters.

- Proposals will be reviewed by a subcommittee selected by the Trustees. They may seek further input on any submittals. The submissions will be ranked on the overall benefit to the community and price will be only one of the consideration criteria.
- Decisions will be made when the Trustees believe they have sufficient information to decide on the best interest of the community.

The Village of Swanton reserves the right to accept, reject, or seek modifications to any response.

PROPOSAL DUE

Responses to this RFP are due by 2:00 p.m., July 1, 2024.

Responses shall be provided in PDF documents and submitted via email to William Sheets, Swanton Village Manager, at wsheets@swanton.net or 802-868-3397.

Questions- contact wsheets@swanton.net or 802-868-3397.

The Village of Swanton is committed to providing minority and women-owned business enterprises equal access to opportunity for participation in this contract and encourages M/WBE firms to participate in the bid process.



Executive Summary

An Evaluation of Corrective Action Alternatives (ECAA) has been completed for the former Riviere Hotel ("Site" or "property") located at 6 South River Street, Swanton, Vermont to address metal impacts in soil and groundwater beneath the Site.

On December 28, 2023, KAS advanced eleven (11) shallow soil borings on the property (lead-5 through lead-15). The borings were spaced approximately 10 feet apart. A shallow soil sample was collected from each boring from the 0-6", 6-12", and 12-18" depth intervals. Thirty-three (33) samples were collected for analysis of total lead and six (6) samples were collected for TCLP-lead analysis. All samples were transported under chain of custody procedures to Eastern Analytical Laboratories of Concord, New Hampshire (EAL) for laboratory analysis.

Lead concentrations exceeded the urban background standard in shallow soil samples collected from six (6) of the thirty-three (33) samples collected (Lead-14 0-6", Lead-15 0-6", Lead-6 6-12", Lead-14 6-12", Lead-15 6-12", and Lead-6 12-18"). Lead concentrations were reported above laboratory detection limits in all samples analyzed but were below the urban background standard.

The TCLP-lead samples collected from Lead-6 (6-12"), Lead-6 (12-18"), Lead-14 (0-6"), Lead-14 (6-12"), Lead-15 (0-6"), and Lead-15 (6-12") were all reported to have non-detect concentrations, with the laboratory detection limit below the regulatory level of 5.0 mg/L for lead set by the EPA in Table 1 in 40 CFR261.24(b) and therefore, these samples do not exhibit the characteristic of toxicity.

On December 7, 2023, KAS advanced three (3) deep soil borings using a track-mounted Geoprobe drill rig. One (1) soil boring was advanced near previously advanced soil boring SB23-09 on the east side of the former Riviere Hotel building and was completed as monitoring well MW23-01. The other two (2) soil borings were advanced at MW23-02 and MW23-04, after first removing the existing 1" diameter well casing.

Depth-to-liquid measurements were collected from the wells using a Geotech™ interface probe on December 28, 2023. Non-aqueous phase liquid (NAPL) was not measured or observed in any of the monitoring wells. The depth to groundwater ranged from 0.10 to 2.44 feet below the top of the casing (btoc). The groundwater levels were above the well screen intervals at all locations, except at MW22-01. The data collected indicates the shallow groundwater aquifer flows to the east at a hydraulic gradient of approximately 2.0%. This flow direction is consistent with the expected flow direction for the overall area, which is generally toward the Missisquoi River.

Groundwater samples were collected from monitoring wells MW22-02R, MW22-04R, and MW23-01 on December 28, 2023. Groundwater samples collected from MW22-02R and MW23-01 were submitted for laboratory analysis of total lead via EPA Method 6020A. Groundwater samples collected from MW22-04R and MW23-01 were submitted for analysis of semi-volatile organic compounds (SVOCs) via EPA Method 8270E.

Lead was reported to be above the Vermont Groundwater Enforcement Standard (VGES) in the groundwater sample collected from MW23-01. Lead was also reported in monitoring MW22-02R but at a concentration below VGES. SVOCs were not reported in either groundwater sample above laboratory detection limits. However, the detection limits for pentachlorophenol, hexachlorobutadiene, hexachlorobenzene, and naphthalene are above VGES for each compound.

KAS evaluated the following remedial alternatives to address impacted soil beneath the Site:



- Alternative #1: No action;
- Alternative #2: Excavation and off-site disposal of all contaminated soil;
- Alternative #3: Excavation and disposal of all contaminated soils on the eastern portion of the Site and install engineered barriers on the western portion of the Site; and,
- Alternative #4: Excavation and disposal of all contaminated soils on the eastern portion of the Site and the installation of a physical barrier to restrict access to the western portion of the Site.

Each remedial alternative was assessed based on the criteria outlined in the I-Rule § 35-503 Evaluation of Corrective Action Alternatives. Criteria included compliance with legal requirements, overall protection of human health and the environment, long-term effectiveness, the degree to which alternatives reduce toxicity, mobility, or volume of contaminants, short-term effectiveness, implementability, costs, and community acceptance.

Based on the results of weighing the feasibility parameters of each alternative in Table 1, alternative #4 scored the highest. Soil remediation alternative #4 would effectively remove contaminated soil from the eastern portion of the Site and would limit exposure to impacted soils on the western portion of the Site by installing physical barriers. However, this alternative scored low on community acceptance because developers may not be as interested in the property if access to the western portion of the property is restricted. Additionally, the archeological area on the western portion of the property is currently not defined. Once the area is formally defined, it may change some of the feasibility parameters. KAS considers **Soil Alternative 4: Excavation and disposal of all contaminated soil on the eastern portion of the property and the installation of a physical barrier to restrict access on the western portion of the Site** to be the most feasible option that can be implemented at the Site while meeting the objectives for corrective action.