

REQUEST FOR PROPOSALS (RFP)

Roslyn No. 4 Mine Site Brownfields Cleanup Services

Issued by: Forterra NW

Site Location: Roslyn, Washington

Issue Date: March 20, 2026
Proposals Due: April 22, 2026

1. INTRODUCTION AND BACKGROUND

Forterra NW (“Forterra”), a 501(c)(3) nonprofit organization incorporated in the State of Washington, is soliciting proposals from qualified environmental consulting and remediation firms to provide site cleanup services for the Roslyn No. 4 Mine Site (“Site”), located at 205 E Dakota Avenue in Roslyn, Washington. All notices related to this RFP will be posted at <https://forterra.org/projects/roslyn/>.

Schedule of Procurement Activities:

Activity	Date
RFP Issuance	March 20, 2026 (Friday)
Questions Deadline	April 9, 2026 (Thursday, 5:00 PM PT)
Responses Published	April 16, 2026 (Thursday)
Proposals Deadline	April 22, 2026 (Wednesday, 5:00 PM PT)
Interviews (if applicable)	April 29, 2026 (Wednesday)
Anticipated Selection	Week of May 6, 2026
Desired Contract Start	Summer 2026

Forterra reserves the right to revise the above schedule.

Proposals Deadline: Submittals including all requested information must be received by Forterra no later than the Proposals Deadline specified above. Submittals received after the deadline will not be accepted. Submittals that arrive on time, but are incomplete, and/or do not follow the submittal requirements will be rejected without review.

Submission Method: Proposals must be in writing and address each of the elements outlined in the RFP. Proposals must be submitted electronically and be in searchable .pdf format. The submittal shall be organized in the order of the Proposal Requirements listed below. The maximum upload file size is 25 MB. If your file exceeds that size, advise by email at RFP@forterra.org to discuss alternative submission methods. Please **do not embed** any documents within your uploaded files, as they will not be accessible or evaluated. The cost of submitting a proposal is not eligible for reimbursement by Forterra.

Submissions will be accepted via email at RFP@forterra.org. The subject line of the email must be: “**Proposal Submission: Roslyn4-Cleanup-RFP-2026 [Firm Name]**.” The body of the email shall contain the following information: RFP title; name of Proposer; and name, address, email, phone number of the point of contact for any questions concerning the proposal. It is the Proposer’s responsibility to confirm Forterra’s receipt.

Questions: All questions must be submitted via email to RFP@forterra.org by the Questions Deadline specified above. The subject line of the email must be: “**RFP Question: Roslyn4-Cleanup-RFP-2026**.” Questions received after this deadline will not be considered. The responses to all questions submitted in this manner will be posted on or before the Responses Published date specified above as an addendum to the RFP and/or at <https://forterra.org/projects/roslyn/>.

The Site: The Site comprises approximately 30.4 acres and is a former coal mine and processing facility that operated from the late 1800s through the early 1900s, with subsequent industrial use through the 1970s. The property has been largely vacant since the 1980s and is impacted by contamination associated with historic mining and industrial activities as well as subsequent

unpermitted use by local residents for activities such as vehicle maintenance. Known or suspected contaminants include heavy metals, arsenic, and petroleum hydrocarbons. The Site is owned by Forterra Roslyn LLC, a wholly-owned subsidiary of Forterra.

Prior cultural resources review of the Site has determined the presence of certain cultural resources. As a consequence, any ground disturbance on the Site will require an Archaeological Monitoring Permit from the Washington Department of Archaeology & Historic Preservation (DAHP). For information purposes only, a sample permit received in connection with prior ground disturbance on the Site is attached as an Appendix to this RFP.

Funding: Cleanup activities are funded through an EPA Brownfields Cleanup Cooperative Agreement (EPA-CA) and will be conducted under the oversight of the U.S. Environmental Protection Agency (EPA) Region 10 and in coordination with the Washington State Department of Ecology (ECY). All work must comply with applicable federal, state and local requirements, including but not limited to the Davis-Bacon prevailing wage law, 2 CFR Part 200 (Uniform Guidance), EPA Brownfields program guidance, ECY and DAHP regulations and all requirements applicable to Forterra as the Cooperative Agreement Recipient under the EPA-CA including, without limitation, those requirements delineated in Part I(A) of the EPA-CA.

Project Goal: The overall goal of this project is to remediate the Site to support future redevelopment that may include affordable housing, community-serving uses, natural open space, and small-scale commercial activity. The remediation is to be performed in accordance with a Cleanup Action Plan (CAP) that has already been approved by ECY, a copy of which is included as an Appendix to this RFP. The CAP includes, and all references to the CAP in this RFP are intended to also include reference to, the ECY-approved Wetland Protection Plan and Soil Management Plan.

Additional detail regarding site conditions, prior investigations, regulatory coordination, anticipated cleanup approaches, and site mapping is provided in the related technical reports included as an Appendix to this RFP. These documents are provided to support Proposer understanding of the Site and the current regulatory framework.

2. PROCUREMENT OVERVIEW

This procurement is conducted in accordance with 2 CFR §§ 200.317–200.327 (Uniform Guidance procurement standards) and Forterra’s Procurement Policy (effective January 7, 2025).

Forterra intends to award one or more not-to-exceed contracts using a competitive proposal process. Subject to EPA requirements, the anticipated contract type is cost-reimbursement/not-to-exceed and/or fixed-price by task except that the total amount that can be paid to the Proposer cannot be in excess of EPA grant funds available for this work. Proposals that are based on cost reimbursement/not-to-exceed will be given preference over fixed-price by task proposals if the not-to-exceed amount is equal or less than the fixed amount. Once a contract is signed with a Proposer, no change orders requested by the Proposer will be considered if the result thereof is to increase the total amount that can be paid to the Proposer to a level that exceeds EPA grant funds for this work. The resulting contract is expected to cover multiple phases of work over the EPA grant period, with tasks authorized through written task orders.

3. SCOPE OF SERVICES

Forterra is seeking proposals from qualified environmental consulting and remediation firms to provide site cleanup services for the Site, in coordination with the EPA, ECY, DAHP and the City of Roslyn (City). The Proposer will also need to retain qualified companies to assist with the work as described below.

Cleanup activities shall be planned and implemented in compliance with all applicable federal, state, and local laws and regulations, including requirements related to wetlands and other sensitive environmental and cultural resources, and shall be conducted in a manner that avoids or minimizes impacts to such resources. Cleanup activities are intended to support future residential use of the Site and will be conducted in accordance with the CAP as well as EPA and ECY cleanup standards and exposure assumptions appropriate for residential land use. Activities under this RFP do not include rezoning, development permitting, or site planning for future construction.

The selected Proposer will be expected to perform services that may include, but are not limited to, the following tasks:

- Review and evaluate existing site information, including prior investigations, sampling data, and EPA and ECY-approved planning documents
- Prepare all required plans, reports and supporting documentation required by governmental authorities
- Develop a work plan to Implement the CAP which may require remedial design work
- Ensure that all services are performed consistent with the EPA-CA and DAHP requirements
- Timely provide Forterra with all reports, data and other information it requires to comply with the EPA-CA and CAP
- Develop and implement Site-specific health and safety plans for cleanup activities
- Procuring and managing a qualified remediation contractor and a qualified DAHP contractor
- Provide remediation and DAHP contractor management, field oversight, and coordination during cleanup implementation
- Conduct confirmation sampling, data evaluation, and documentation, as applicable, to support cleanup completion
- Prepare progress reports, final cleanup documentation, and other deliverables necessary to support EPA, ECY, DAHP and City reporting as well as project closeout

Planning documents and related technical reports are included as appendices to this RFP to support proposer understanding of Site conditions, regulatory context, and anticipated cleanup considerations. Final scope, sequencing, and specific tasks will be refined through contract negotiation and task orders following award, consistent with the CAP, ECY and DAHP requirements and EPA grant requirements.

Proposers may identify potential refinements or efficiencies to the anticipated cleanup approach described in the appendices, provided such recommendations are consistent with applicable regulatory requirements, and are subject to review and approval by Forterra and, if required, by EPA, ECY, the City and/or DAHP.

4. DELIVERABLES

Deliverables may include, but are not limited to, the following, as applicable and as required by EPA, ECY, DAHP and the City, to support cleanup planning, implementation, and regulatory compliance:

- A work plan to implement the CAP that includes:
 - If required by EPA pursuant to the EPA-CA or by ECY, an Analysis of Cleanup Alternatives (ABCA), Quality Assurance Project Plan (QAPP), Quality Management Plan (QMP) and/or Community Involvement Plan
 - Cleanup planning and technical documentation required by EPA, ECY or the City
 - Approved cleanup plans and remedial design documents, as applicable
 - Quality Assurance Project Plans (QAPP), Sampling and Analysis Plans (SAP), and site-specific Health and Safety Plans, as required
- Cultural Resources Report for submittal to DAHP showing the results of the cleanup work as required by DAHP
- All plans and reports required under the EPA-CA or CAP
- Required permit applications, regulatory submittals, and documentation of approvals
- Progress reports, meeting summaries, and coordination materials required to support EPA, ECY, DAHP and City regulatory oversight
- Final cleanup completion documentation demonstrating that cleanup objectives have been met

All deliverables must meet applicable EPA, ECY, DAHP and City standards and requirements and be submitted in draft and final form, as appropriate, in accordance with regulatory and project needs.

5. PROPOSAL REQUIREMENTS

Proposals must demonstrate that the Proposer meets the minimum qualifications necessary to perform the Scope of Services described in this RFP including, without limitation, being a Qualified Environmental Professional as that term is used in the EPA-CA. Failure to adequately demonstrate required qualifications, experience, or capacity may result in disqualification from further consideration.

Proposals shall include the following components and be organized in the order listed below:

A. Firm Qualifications and Relevant Experience

- Description of the firm and its relevant experience with contaminated site cleanup projects
- Demonstrated experience with mine-scarred lands or sites with similar environmental or physical characteristics
- Experience coordinating with EPA, ECY (or other state environmental agencies), DAHP and local jurisdictions or communities

B. Project Team

- Identification of key personnel, including the proposed Qualified Environmental Professional (QEP)
- Resumes and relevant certifications for key staff
- Description of any proposed subcontractors or subconsultants and their roles

C. Technical Approach

- Demonstrated understanding of the Site, known conditions, and anticipated cleanup challenges
- Proposed approach to cleanup planning, remedial design, remediation, and regulatory coordination
- Key assumptions related to schedule, sequencing, and risk management

D. Remediation Contractor

- Identification of the preferred remediation contractor together with documentation as to their qualifications and agreement to comply with all applicable EPA-CA, CAP and other legal requirements
- Cost proposal from the selected remediation contractor
- Remediation contractor's with experience working in or near the City are preferred
- At least three references provided by the remediation contractor

To assist Proposers in identifying remediation contractors, Forterra understands that both Advantage Dirt Contractors in Kittitas, WA and Wakefield Excavation in Ellensburg, WA are interested in doing this work. These names are provided solely to assist Proposers in identifying interested contractors. Proposers may utilize either of these remediation contractors or any other qualified remediation contractor.

E. DAHP Contractor

- Identification of the preferred DAHP contractor together with documentation as to their qualifications and agreement to comply with all applicable legal requirements
- Cost proposal from the selected DAHP contractor
- DAHP contractor's with experience working in or near the City are preferred
- Materials to demonstrate that the DAHP contractor has done similar work

For informational purposes only, prior DAHP work on this site was performed by RLR Cultural Resources, LLC. Proposers may utilize this DAHP contractor or any other qualified DAHP contractor.

F. Cost Proposal

- Detailed cost proposal organized by task or activity to include amounts that will be paid to the remediation contractor and DAHP contractor
- Identification of labor categories, billing rates, and estimated hours including demonstrated compliance with labor rate requirements in the EPA-CA
- Identification of direct costs and underlying assumptions
- Disclosure of proposed profit or fee, if applicable

Proposers should note that funds in the EPA-CA designated for administrative costs will be used entirely by Forterra to cover its own costs relating to the cleanup and therefore are not available to Proposers.

G. Disadvantaged Business Enterprise (DBE) Participation

- Description of good-faith efforts to utilize Disadvantaged Business Enterprises (DBEs), consistent with 40 CFR Part 33
- Identification of any proposed DBE subcontractors or partners, if applicable
- DBE participation is encouraged but not required and will be considered as part of the overall evaluation

H. Insurance

- Confirmation that at least the following insurance coverage is maintained with reputable insurers licensed in the State of Washington:
 - Worker’s compensation and disability - statutory requirements
 - Employers Liability - \$500,000 each accident
 - Commercial General Liability – General Aggregate - \$2,000,000
 - Comprehensive Automobile - \$1,000,000
 - Excess/Umbrella Liability - \$1,000,000
 - Errors and Omissions Professional Liability - \$2,000,000
 - Contractor’s Pollution Liability Insurance - \$2,000,000

I. References

- At least three references for similar projects completed within the past five years, including contact information and a brief description of each project

J. Bid Form

- Pricing must be provided using the attached Bid Form (Appendix G)

Any proposal may be withdrawn to the scheduled time for the opening of the response or authorized postponement thereof. No proposal may be withdrawn within 60 days after the actual opening thereof. No bid bond, payment bond or performance bond is required for this contract although providing for a payment bond and/or performance bond will be considered in evaluating the proposals. Submission of a signed submittal constitutes acknowledgement and acceptance of all terms and conditions of this RFP.

Upon selection of the successful Proposer, Forterra shall attempt to negotiate and reach a final agreement with the Proposer on contract terms and conditions consistent with this RFP and otherwise acceptable to both Forterra and the Proposer. If Forterra, for any reason, is unable to reach a final agreement with a Proposer, Forterra reserves the right to reject such Proposer and negotiate a final agreement with another Proposer.

6. EVALUATION CRITERIA

Proposals will be evaluated based on the following criteria:

- Demonstrated experience with contaminated property cleanup
- Qualifications and capacity of proposed project team
- Technical approach and understanding of the project
- Experience working with federal, state and local regulatory agencies
- Reasonableness of cost proposal
- DBE participation and compliance

Forterra reserves the right, in its sole discretion, to request virtual or in person interviews, additional information, and/or best and final offers. In evaluating proposals, criteria will be evaluated using the following formula:

FACTOR	POINTS	% of Total
Cost	20	40%
Qualifications of Project Team	8	16%
Contaminated Property Experience	10	20%
Technical Approach and Understanding	8	16%
DBE Participation and Compliance	4	8%
Total	50	100%

Proposals will be awarded points based on how they compare with each other using the above factors. Forterra also reserves the right to reject any and all proposals as well as the right to accept a proposal which Forterra determines best aligns with Forterra Vision and mission and is most likely to result in a successful project even if it is not the least expensive proposal.

7. PROCUREMENT AND CONTRACT CONDITIONS

- Forterra may reject any or all proposals
- Award is subject to EPA approval, if required
- The successful contractor and subcontractors (if applicable) must comply with all applicable government requirements, including suspension and debarment, cost allowability, and audit provisions
- No Proposer may have assisted in the preparation of this RFP
- The successful Proposer will be required to enter into an agreement with Forterra within 30 days.

8. AVAILABLE PROJECT INFORMATION

The following documents are included as appendices to this RFP for informational purposes and to support proposer understanding of the Site and anticipated cleanup activities:

- August 11, 2025 Cleanup Action Plan
- EPA Brownfields Eligibility Worksheet
- April 28, 2025 Supplemental Investigation Report
- EPA Cooperative Agreement
- A sample DAHP Permit issued for prior work on the Site
- The Bid Form to be used by Proposers

These materials reflect the current understanding of site conditions and regulatory coordination and may be refined following contract award. Proposers may identify potential refinements or efficiencies consistent with applicable regulatory requirements and subject to approval by Forterra, EPA, and ECY.

Forterra NW appreciates your interest in this important environmental cleanup project and looks forward to receiving your proposal.

APPENDICES

The following documents are provided as separate attachments to this RFP:

- **Appendix A – Cleanup Action Plan (CAP)**
(File name: Final Cleanup Action Plan-081125.pdf)
- **Appendix B – EPA Brownfields Eligibility Worksheet Forterra**
(File name: EPA R10 Brownfields Eligibility Worksheet_Forterra.pdf)
- **Appendix C – Supplemental Investigation Report**
(File name: Final Supplemental Investigation Report-050125.pdf)
- **Appendix D – EPA Cooperative Agreement**
(File name: EPA Cooperative Agreement.pdf)
- **Appendix E – Sample Archaeological Monitoring Permit (Example purposes only)**
(File name: 2023-15 DAHP Permit and Letter.pdf)
- **Appendix G – Bid Form (Required for Pricing Submission)**
(File name: Bid Form – Roslyn-RFP-2026.docx)