

City of Newark Ohio



REQUEST FOR QUALIFICATIONS

Consulting Firm with Certified Professional

To implement the Ohio Dept. of Development
Brownfield Remediation Grant Cleanup/Remediation Program

*Request for Qualifications released on **February 7, 2023***

*Proposals due 4:00 p.m. on **March 7, 2023.***

The City of Newark is soliciting qualified firms for the provision of professional services to perform Phase I and Phase II property assessment activities. This work will be done at the former Quality Chemicals Company, 217 S. 21st St., Newark Ohio 43055

The primary objective of this RFQ is to select a consultant to serve as the Ohio Voluntary Action Program (VAP) Certified Professional (CP) and to assist with the execution of the Ohio Brownfield Remediation Program (BRP); 15030-0003 at the site.

The selected consultant will be expected to work closely with the City of Newark to meet project objectives.

The City reserves the right to negotiate additional services as needed for the success of the project in accordance with Ohio Department of Development (ODOD) approved scope of work. The consultant will be selected by the City of Newark Department of Development.

PROJECT OVERVIEW

Previous environmental investigations have been completed on the Property to date. However, additional Phase I and Phase II Property Assessment activities are necessary to fully characterize the Property under the current Ohio VAP rules as codified under Ohio Administrative Code (OAC) 3745-300 (effective October 17, 2019) and to assess potential releases of hazardous substances and petroleum that may have occurred at the Property.

SCOPE OF SERVICES

For the purposes of this Scope of Work, it is assumed that a minimum of three Identified Areas (IAs) will be evaluated as part of the Phase II investigation:

1. IA-1: Former container/drum storage in interior areas of the property;
2. IA-2: Former container/drum storage in exterior areas of the property; and
3. IA-3: Property-wide groundwater.

Additional IAs may be identified during completion of the Phase I Property Assessment.

The following are the descriptions of the proposed assessment activities anticipated to be completed at the Property. The City will competitively procure professional service providers, including a Certified Professional under the Ohio VAP to lead project activities.

Phase I Property Assessment

A Phase I Property Assessment will be prepared in accordance with both the Ohio VAP standards as codified under Ohio Administrative Code (OAC) 3745-300-06, effective October 17, 2019, and the ASTM Standard E1527-13 and E1527-21 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, which incorporates the Brownfields Revitalization Act All Appropriate Inquiry (AAI) and in general accordance with ASTM E1527-21 (that is currently under review by the U.S. EPA).

Asbestos Containing Material and Universal Waste Survey

An asbestos containing material (ACM) survey was completed in 2010 as part of a previous investigation at the Property. Because more than 11 years have passed since the 2010 ACM survey was completed and the Property has been unmaintained, an updated ACM survey will be completed to confirm that the materials identified in the previous investigation remain in the structures on the property, changes in the integrity of ACM identified previously (Category I vs. Category II) and

to inventory any universal wastes requiring special management prior to future demolition.

Phase II Assessment

Phase II Assessment activities will be conducted by evaluating suspected chemicals of concern (COCs) in concrete, soil, groundwater and soil vapor within the IAs determined at the Property in the Phase I Property Assessment. As the Phase I Property Assessment has not yet been completed, it is assumed that one or more of the following COCs will be evaluated in each of the IAs currently identified on the Property: volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), metals, polychlorinated biphenyls (PCBs), and/or total petroleum hydrocarbons (TPH) gasoline range organics (GRO) and diesel range organics (DRO depending on the media.

The Phase II Property Assessment will be prepared in general accordance with OAC 3745-300-07, (effective October 17, 2019). The assessment activities will consist of the following sub-tasks detailed below:

Technical Coordination and Health and Safety Plan:

This task includes technical oversight duties related to implementation of the Phase II Scope of Work (SOW) and overall project coordination, as needed. The Consultant will prepare a Property-specific Health and Safety Plan (HASP) to safeguard the health and welfare of field staff, facility staff, the general public, and the environment.

Field Investigation Soil - Soil Boring Installation/Sampling/Analysis:

Soil borings will be installed and sampled to assess IAs.

Field Investigation Groundwater - Monitoring Well Installation/Development/Sampling/ Analysis:

Field Investigation - Soil Gas Probe Installation/Sampling/Analysis:

Risk Evaluation:

A Risk Evaluation will be completed as part of the Phase II evaluation of the analytical data collected during the Phase II activities.

Phase II Property Assessment Report:

A Phase II Property Assessment will be prepared to meet the reporting requirements specified in OAC 3745-300-07, (effective October 17, 2019.)

Preparation of an Urban Setting Designation:

If during the Phase II Property Assessment activities, it is demonstrated that groundwater underlying the Property contains COCs above the UPUS, an Urban Setting Designation (USD) will be prepared in accordance with OAC 3745-300-10 (C) as part of the determination of the off-Property response requirements for a groundwater zone that exceed UPUS in accordance with OAC 3745-300-10 (E).

REQUIREMENTS FOR CONSIDERATION

Please submit:

Statement of Qualifications**A. Firm Identification and background information**

- Firm's name, address, postal address, contact name, telephone & fax numbers
- Federal I.D. number
- Ohio Tax I.D. number
- The firm's legal formation and state of incorporation, if applicable.
- Company brochure and promotional materials, if available. Please include these materials at the end of your submission.

B. Qualifications and Experience of the Firm

- Provide a history of the firm, it's main partners / officers and organizational structure
- Provide an overview of the firm's general capabilities and quality assurance program.
- Provide a detailed description of brownfield redevelopment projects completed by the firm. Include project location, period of employment, unique challenges, and efforts made to control project costs. Please note which projects involved Ohio EPA and the VAP.
- Include a description of the firm's resources, including staff, equipment, and capital available for project use and deployment.
- Include information on the firm's preferred driller and the VAP-certified laboratory to be subcontracted. If applicable, please note their MBE/DBE/FBE status.
- Describe experience with administration of state or federal grants.
- Provide any additional information that the service provider feels would support selection.

C. Personnel

- Identify the VAP Certified Professional and Project Manager (if different) who will be assigned to the contract.
- Provide a summary of the project organizational structure and qualifications for the firm's personnel who will be responsible for the success of the project.
- Supply concise resumes of the personnel identified in 1 and 2 above.
- Supply the firm's billing rate schedule for personnel that will be involved in the project.

D. References

- Please provide up to three references of the clients whose projects reflect a similar scope and complexity. Provide the name, telephone number, and e-mail address of a contact for each client and a brief description of the services provided.

E. Required attachments

- Certified Professional's certificate
- Current certificate of professional liability, malpractice and errors and omissions insurance. (Contractor shall obtain and maintain comprehensive general liability insurance with a minimum of \$1 million combined single limit for claims that may arise from their operations for this scope of work. If awarded, must name the City of Newark and the State of Ohio as additional insured.)

SCORING CRITERIA

Qualifications packages will be judged on the following criteria and the respective weightings. Firms can be awarded points ranging from zero to the maximum score per category. Firms are encouraged to provide documentation addressing elements of the scoring criteria as it complements their statement of qualifications.

	<u>Maximum Points</u>
Firm background and experience	10
Experience with Ohio VAP	20
Experience with managing Environmental activities	20
Understanding of the project history and current status	15
Experience working in the City of Newark	15
Performance on other projects	10
Staffing and Billing Rate Schedule	10

TOTAL

100 points

SUBMISSION DEADLINES

To be considered for review, applicants must submit one (1) hard and (1) digital copy of their Statement of Qualifications to the City of Newark, Ohio, **no later than 4:00 pm, March 7, 2023.**

Submit via USPS Mail with postmark date no later than March 7, 2023
to:

City of Newark

40 West Main St.

Newark, Oh. 43055

Attn: Development dept.- Mark Mauter

Submit via email to

mmauter@newarkohio.net

Submit all questions regarding this solicitation via email to

Mark Mauter at

mmauter@newarkohio.net