

REQUEST FOR PROPOSAL (RFP)

For SOIL REMEDIATION

**Former Ungemach Pottery
Village of Roseville, Muskingum County, Ohio**

June 21, 2018

BACKGROUND

The Freddie J. Dixon Foundation (TFJDF) applied for and received a U.S. Environmental Protection Agency (EPA) FY 2017 Brownfield Cleanup Grant to address hazardous substance contamination at the Former Ungemach Pottery Property. This Property is located at 26 Potters Lane and East 1st Street in the Village of Roseville in an area of Ohio formerly referred to as 'The Pottery Capital of the World'. Moxahala Creek and its associated levee system are located immediately adjacent to the east of the site. The attached Site Location Map shows the subject Property situated within the Village of Roseville, Ohio.

The former Ungemach Pottery produced high quality ceramics and pottery between 1910 and 1997. During this time, off-spec pottery/ceramics and remnant glazes were staged in the northeastern portion of the Property prior to off-site disposal. A comprehensive VAP Phase II Property Assessment of the entire site was completed in 2008 by Brownfield Restoration Group, LLC (BRG) under a Clean Ohio Assessment Fund (COAF) grant. The findings of the assessment work indicate that lead from the waste staging portion of the former operations has impacted the subsurface soil and ground water in this area of the site. Toxicity Characteristic Leaching Procedure (TCLP) test results document that the soil contains characteristically hazardous levels of lead contamination.

Currently, a 49 year old, 8,659 square foot single story building (slab-on-grade), used by the Village to store service vehicles and equipment, occupies the southern portion of the Property, which is not within the remediation area. The targeted remediation area is located in a flat and relatively accessible area behind the building in the northeastern portion of the Property. This RFP focuses specifically on the removal of lead-contaminated soil near the ground surface (0 to 2 ft.) in the waste accumulation area of the former pottery operations.

This remediation project is being conducted under the MOA-Track of the Ohio EPA Voluntary Action Program (VAP). Brownfield Restoration Group, LLC (BRG) is the Environmental Consultant for this project. The Environmental Consultant will provide the VAP Certified

Professional supervision and an Environmental Geologist to oversee on-site remedial activities with respect to technical project objectives. The locations and limits of excavations will be determined by the Environmental Consultant. As may be necessary, any confirmatory soil sampling for the purpose of demonstrating compliance with VAP standards will be the responsibility of the Environmental Consultant.

SCOPE OF WORK

In general, the scope of work will entail the excavation, transportation, and proper off-site disposal of soil found to exceed VAP direct contact standards for lead at a commercial/industrial site. The soil remediation excavation will extend to a depth of two feet below ground surface (i.e., the VAP point-of-compliance) in the area of the site delineated on the attached figure – *Proposed Soil Excavation (0-2 Feet)*. Additional remediation site details are provided in the attached figure – *Cross Sections of Proposed Removal and Levee*. Sampling and analysis of the soil in this remediation area has indicated that the **soil is characteristically hazardous for lead content** and must be handled and disposed of accordingly. The specific elements of work to be performed by the selected Remediation Contractor are described in the following task summaries:

General Requirements

Obtain and maintain a bid bond and a performance bond for the completion of the work specified in this RFP;

Mobilize all equipment and personnel necessary to perform the specified work to the site;

Obtain, maintain, and implement the requirements of all necessary permits for the remediation activities; and

- Prepare and implement a site-specific Health & Safety Plan. Site workers must be HAZWOPER-trained and current with their applicable certifications. The Remediation Contractor will be responsible for the health and safety of its workers and for securing the work site with respect to health and safety matters (e.g., providing a security fence and warning signs around all open excavations).

Soil Remedial Actions

Excavate soil to a depth of two feet at the designated remediation area as shown on attached figure – *Proposed Soil Excavation (0-2 Feet)*. The approximate volume of the excavation area is provided as follows:

$$\begin{aligned}\text{Volume} &= \text{Area} \times \text{Depth} \\ &= 4,070 \text{ ft}^2 \times 2.0 \text{ feet}\end{aligned}$$

$$\begin{aligned} &= 8,140 \text{ feet}^3 \\ &= 302 \text{ yards}^3 \\ \text{Tons} &= 302 \text{ yards}^3 \times 1.5 \text{ tons/ yards}^3 \\ &= \mathbf{453 \text{ tons}} \end{aligned}$$

- Excavated soil must be live-loaded (no staging on the property) and transported to a facility licensed to accept lead-contaminated hazardous waste.
- Legible manifests and weigh tickets for each load of soil transported for disposal from the site must be provided to the Environmental Consultant.

These estimated soil quantities are provided for reference purposes only and do not constitute a guarantee of final quantities, which may be greater or less than the estimated amount. BRG will field locate the horizontal limits of the area to be remediated and will confirm that the excavation depth requirement has been satisfied. Analytical results from the VAP Phase II Assessment and recent TCLP metals testing representative of soil from this area are provided at the following link <http://bit.ly/2tgAKLo> for reference. Any additional analyses necessary to complete waste characterization or profiles for disposal facilities will be the responsibility of the Remediation Contractor.

Concrete Slab/ Wall Removal

Portions of the soil remediation area are covered by a concrete slab, which must be removed and properly disposed of as part of the remedial action. In addition, an 'L-shaped' cinder block wall currently exists along the eastern edge of the remediation area. The approximate dimensions of the wall are 4 ft. high by 53 ft. in length. This wall must be removed down to grade and the demolition debris generated must be properly disposed of at a facility licensed to accept this material. No testing of this concrete has been performed and any waste profiling required by disposal facilities will be the responsibility of the Remediation Contractor.

Backfilling

The excavated area must be backfilled with clean soil (it will not be necessary to replace the concrete that is removed).

The source of clean fill to be used at the site is subject to approval by BRG ***prior to acquisition or transporting backfill to the site***. Upon notification of a potential clean fill source by the Remediation Contractor, BRG will investigate the fill source. If there is any reason to believe, at

the sole discretion of BRG, that the source of clean fill may have been impacted by petroleum or hazardous substances, the source will be rejected for use on this project.

Provide an affidavit certifying the source of the fill and that the fill is clean with respect to environmental contamination.

Acquire, transport, and place clean fill into the excavated area sufficient to return the excavation area to the surrounding grade;

Provide legible weigh tickets for each load of clean fill placed on the site;

Backfilled excavations shall be completed with seed to prevent erosion and run-off.

Site Control Measures

- Provide all storm water controls measures as required by local and state regulations;
- Provide dust control measures to minimize dust generation ***[Note – the Environmental Consultant will conduct dust monitoring. If standards are exceeded, work will be stopped immediately and will not be permitted to resume until adequate measures are implemented to mitigate the dust generation.];***
- Trucks and equipment must be decontaminated prior to leaving the site to ensure that contaminated soil is not tracked off-Property; and
- Secure the site at all times during the project to prevent unauthorized access to the work zone during active remediation and deter trespasser access to the excavation during non-working hours (e.g., providing a security fence and warning signs around all open excavations).

PREPARATION AND SUBMITTAL OF PROPOSAL

All proposals must be submitted on the attached bid form. Proposals must be delivered before **12:00pm Monday, July 23, 2018** to the following address:

Heidi Milner, MMC
Chief Fiscal Officer
Village of Roseville
107 N. Main Street
Roseville, Ohio 43777

A complete copy of the proposal must be e-mailed to BRG at the following address: paulkuonen@brgroupllc.com. Submittal of the proposal copy to BRG is not a substitute for the requirement to submit the original to the Village of Roseville, as instructed above.

Pre-Bid Meeting

A mandatory pre-bid meeting will be held at **11:00am on Friday, July 6, 2018** at the site addressed at 26 Potters Lane and East 1st Street the Village of Roseville, Ohio (refer to the attached site location map). All prospective bidders must attend in order to view the site access and conditions, obtain field measurements, and ask any questions

Addendums

Prospective Soil Remediation Contractors will have an opportunity to ask questions regarding the scope of work outlined in these bid specifications. Questions will be answered by the Environmental Consultant and these answers will be provided to each prospective bidder providing contact information. The answers to these questions will be considered to represent an addendum to this project specification and will be submitted electronically via email. Questions are due in writing to the Environmental Consultant no later than **Monday, July 9, 2018** in order to facilitate a response at least 72 hours prior to the bid due date. The Environmental Consultant contact for this project is:

Paul Kuonen
Brownfield Restoration Group
1000 South Cleveland Massillon Road
Akron, Ohio 44333
paulkuonen@brgroupllc.com

Work Plan

Each Remediation Contractor will be required to submit a detailed preliminary work plan describing how each task outlined in this RFP will be completed and a timeframe for each. The work plan shall be submitted with the attached bid form.

Qualification Statement

Each Remediation Contractor shall submit with the attached bid form a statement describing similar work completed as well as a list of references for the work experience cited.

Prevailing Wages

The work described herein is subject to the applicable 'Davis Bacon Act' wages.

Proposal Evaluation

The Remediation Contractor selected for this project will be the Lowest and Best Responsible Bidder, at the sole discretion and judgment of the Village of Roseville. The costs for each line item will be compared using uniform bid quantities to determine to lowest apparent bidder. The work plan, qualification statement, and references will also be used to evaluate each proposal. Failure to submit any required item may result in disqualification as an unresponsive bidder.

Invoicing and Payment Process

The contract for this scope of work will be between the Remediation Contractor and the Village of Roseville. Invoices may be submitted not more frequently than once per month. Invoices must be prepared in an approved format and contain all required supporting documentation. Copies of all invoices must be simultaneously submitted by the Soil Remediation Contractor to BRG for the purpose of verifying quantities and conformance with disbursement guidelines. The Soil Remediation Contractor will not be entitled to receive payment for invoiced items that are improperly or insufficiently supported.

BID FORM
SOIL REMEDIATION

**Former Ungemach Pottery
Village of Roseville, Ohio**

June 21, 2018

BASE BID

1. Mobilization/Demobilization

This item includes the mobilization and demobilization of all necessary equipment, labor, and material to complete the entire Remediation Contractor scope of work.

\$_____ /Lump Sum

2. Bid Bond and Performance Bond

This line item includes the cost of obtaining and maintaining the bid and performance bonds required for this project.

\$_____ /Lump Sum

3. Health and Safety Plan, Permits

This line item includes the preparation and implementation of a site-specific Health & Safety Plan and all necessary equipment, labor and material to provide security fencing and warning signs around all open excavations. This item also includes all costs associated with obtaining and maintaining any permits necessary to carry out the scope of work.

\$_____ /Lump Sum

4. Excavation, Loading, Transportation, and Disposal of Contaminated Soil Material

This line item includes the cost of 'live-loading' the contaminated soil material generated from the soil remediation excavations for transportation from the site as directed by BRG personnel. This item also includes the cost of transporting and disposing of the contaminated soil material in accordance with all applicable local, state, and federal laws and regulations to a disposal facility properly licensed to accept such material. A copy of the analytical results obtained during the investigation of the excavation area is provided in Attachment B. Any additional characterization or analysis required by the disposal facility shall be the responsibility of the Remediation Contractor and should be factored into the cost for this line item.

\$_____ /Ton

5. Demolition, Loading, Transportation, and Disposal of Concrete Slab and Wall

This line item includes the cost of demolishing and loading the concrete slab and wall in the remediation area. This item also includes the cost of transporting and disposing of the concrete material in accordance with all applicable local, state, and federal laws and regulations to a disposal facility properly licensed to accept such material. No sampling or analysis of the concrete material has been performed. Any waste profile characterization or analysis required by the disposal facility for this material shall be the responsibility of the Remediation Contractor and should be factored into the cost for this line item.

\$_____ /Ton

5. Soil Backfilling

This item includes the transportation, backfilling, grading, and seeding of clean fill from an off-site location sufficient to bring each excavation area level with surrounding grade.

\$_____ /Ton

Proposal Prepared By:

(Company Name)

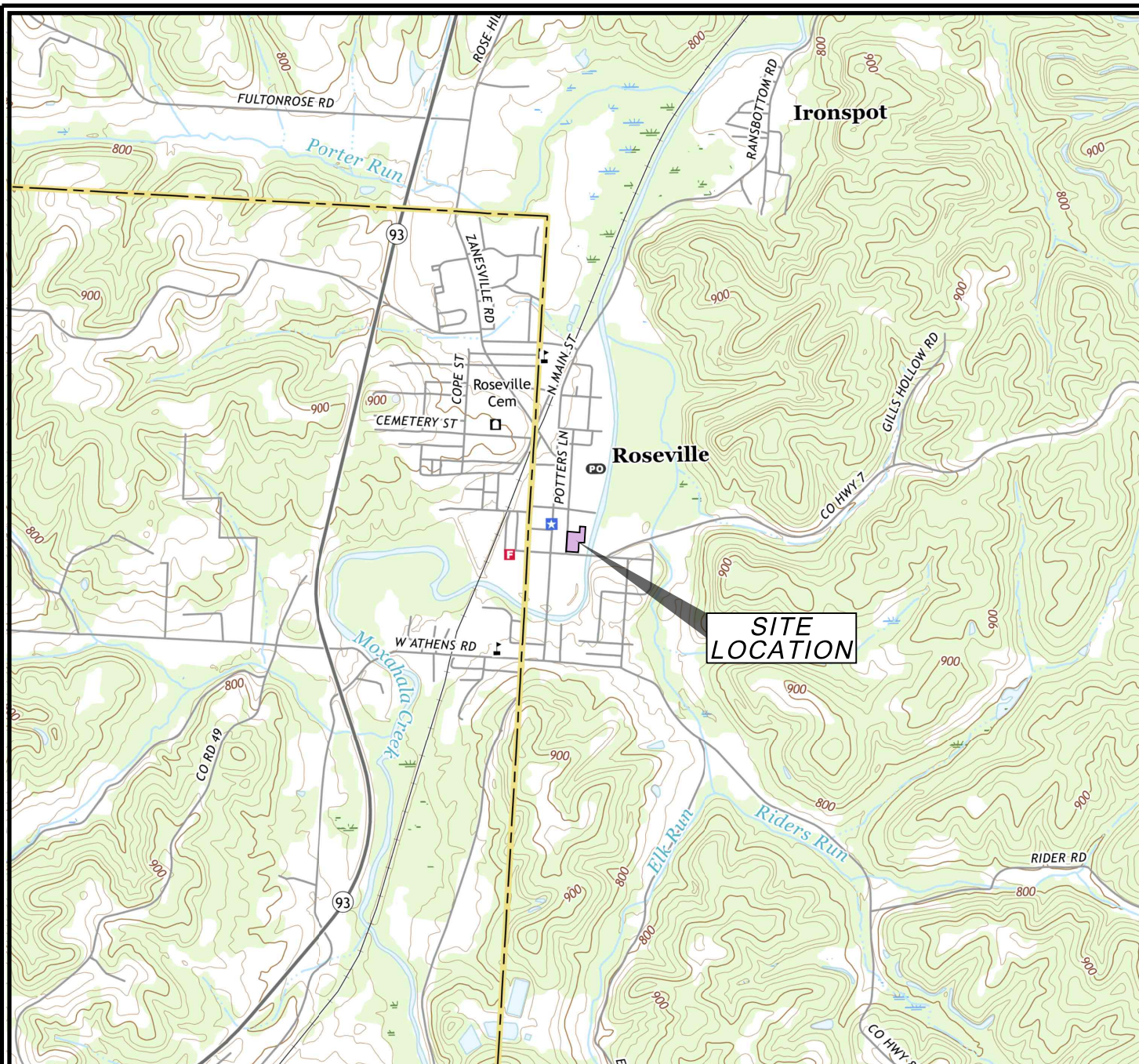
(Authorized Company Representative - Signature)

(Date)

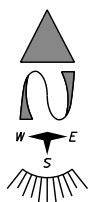
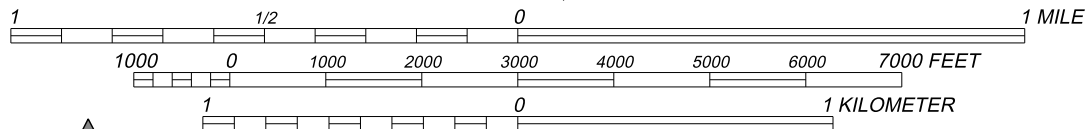
(Authorized Company Representative – Printed)

ATTACHMENT A

Figures



SCALE 1:24,000



CONTOUR INTERVAL 20 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1988

GEOGRAPHIC COORDINATE-
LATITUDE: N. 39° 48' 15.85"
LONGITUDE: W. 82° 04' 18.00"
HORIZONTAL DATUM: NAD83

USGS 7.5 MINUTE SERIES (U.S. TOPO)
QUADRANGLE:

CROOKSVILLE, OHIO 2016



QUADRANGLE
LOCATION



**BROWNFIELD
RESTORATION
GROUP, LLC**

1000 S. Cleveland-Massillon Rd.
Suite 106
Akron, OH 44333
Phone: (330) 668-4600
Fax (330) 668-8464

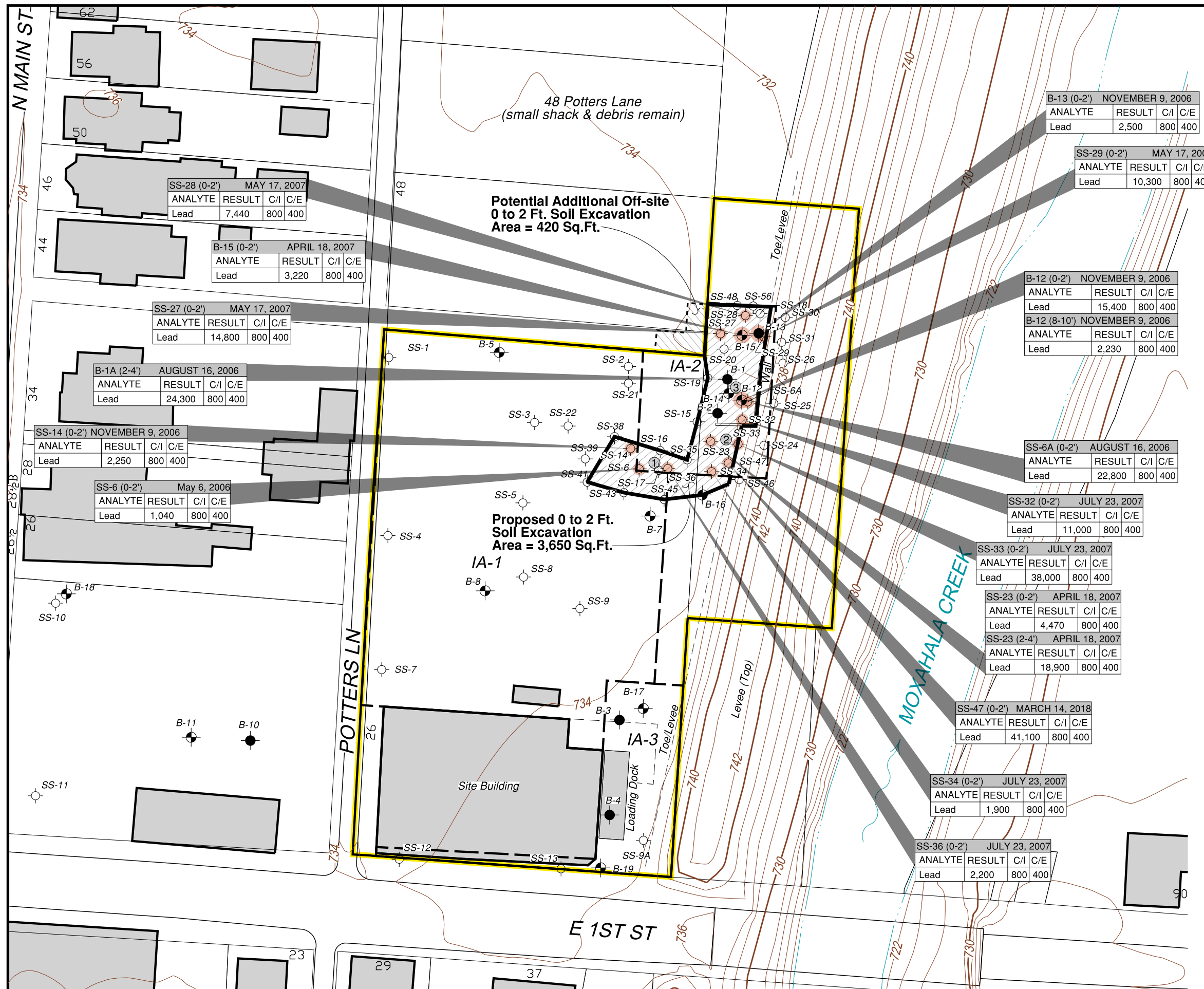
Figure 1 - Site Location on U.S.G.S. Topographic Map

Former Ungemach Pottery - 26 Potters Lane/
16 Main Street, Roseville, Muskingum County, Ohio

Prepared by: U.S.G.S.

Date: March 2018

Project No. 03019a



Identified Areas

IA-1 Footprint of the former pottery facility.

IA-2 Waste accumulation/storage area.

IA-3 Loading dock.

Notes

- 1) 2 foot ground surface contours are from 2005.
- 2) All Results and Standards Reported in mg/kg or ppm.
- 3) Highlighted samples exceed C/I standards.

Legend

29 Street Address

Subject Property

Identified Area

Proposed Excavation Area

Area requires further delineation sampling and analyses

Soil Boring

Monitoring Well/Soil Boring

Shallow Soil Sample

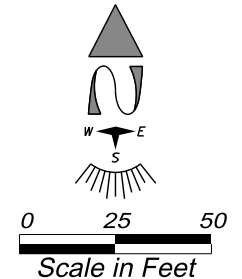
TCLP Sample

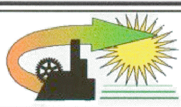
VAP Generic Direct Contact Standards-

C/I Commercial/Industrial

C/E Construction/Excavation

(0-2') Sample Depth





**BROWNFIELD
RESTORATION
GROUP, LLC**

1000 S. Cleveland-Massillon Rd.
Suite 106
Akron, OH 44333
Phone: (330) 668-4600
Fax (330) 668-8464

**Figure 16 -
Proposed Soil Excavation (0-2 Feet)**

Former Ungemach Pottery - 26 Potters Lane/
16 Main Street, Roseville, Muskingum County, Ohio

Prepared by: J. Kaufman Date: March 2018 Project No. 03019a

