

**AMENDMENT 1  
REQUEST FOR PROPOSAL (RFP)  
For  
SOIL REMEDIATION**

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

**July 12, 2018**

This amendment to the Request for Proposal for Soil Remediation at the at the Former Ungemach Pottery Property is intended to provide potential bidders with relevant supplemental information and/or clarifications to information provided in the original RFP and at the mandatory Pre-Bid Meeting held at the site on July 6, 2018. This amendment is comprised of the following primary components:

- Clarification regarding the potential use of stabilization methods for the onsite treatment of soil with hazardous lead constituents;
- Revised Bid form to account for the potential use of stabilization;
- Revised 'Engineer's Estimate' for the project; and
- Answers to Bidder's questions received by the question submittal deadline of July 10, 2018.

The clarification regarding the potential use of onsite stabilization methods for rendering the hazardous lead soil as non-hazardous prior to off-site disposal is this:

***\*\*\*On-site Stabilization methods ARE acceptable (but not required) for use by the Remediation Contractor\*\*\****

Please note that this supersedes statements made during the Pre-Bid Meeting that stabilization would not be acceptable for this project. Although onsite stabilization methods will be allowed, obtaining regulatory permission and the obligation to conduct stabilization in accordance with all applicable local, state, and federal requirements will reside and remain strictly with the Contractor and any costs associated with such must be incorporated into the unit rate for lead-contaminated material disposal (Bid Line Item 4). No adjustments will be made to this unit rate to account for additional stabilization material or efforts that may be required to render the material non-hazardous beyond what the Contractor estimated or calculated for this line item in their originally submitted bid.

The Bid Form for this project has been revised from the original RFP to accommodate the use of onsite stabilization methods to render the material non-hazardous (see attached revised Bid Form). All bidders must use this revised Bid Form regardless of their intent to employ onsite stabilization. Please also note that nothing in this amendment is intended to compel or direct the Contractor to use onsite stabilization – it is merely intended to allow that option if desired by the Contractor. The use or non-use of onsite stabilization must be clearly described in the project approach as part of the required ‘Work Plan’ each Contractor must submit with their Bid as instructed in the RFP. The estimated tonnage of stabilizer material to be used must be included in the Work Plan and this tonnage will be added to the tonnage of material targeted for off-site disposal for the purpose of comparing bids.

The ‘Engineer’s Estimate’ for this project has been revised and is attached as part of this Amendment 1 to the RFP.

## **ANSWERS TO BIDDER’S QUESTIONS**

### Pre-Bid Site Walk Questions:

1. Are we allowed to stabilize the soil?

*Answer: Yes, as noted above soil stabilization may be conducted to render the lead contamination as a non-hazardous waste. Stabilization is not required; however, if chosen by the contractor, must be conducted in accordance with all applicable regulatory requirements. It is important to recognize that there will be no adjustments allowed to the bid unit rate for disposal of lead contaminated soil. Any and all costs associated with additional stabilization material and/or efforts needed to render the contamination non-hazardous exceeding those originally estimated will be the responsibility of the contractor.*

2. Does the concrete go off as hazardous waste?

*Answer: Waste characterization of the concrete was not completed during assessment of the site. The contractor may assume that the concrete is hazardous for disposal purposes or conduct waste characterization or stabilization to determine alternate disposal options. However, a waste manifest documenting disposal at a properly licensed off-site facility (e.g., hazardous waste landfill, solid waste landfill, or C&DD landfill) as appropriate will be required for payment of this item.*

3. Will the water wells in the remediation area be removed before excavation?

*Answer: Monitoring wells located within the limits of the proposed remediation area will be properly sealed by BRG prior to remedial activities. Although the wells will be properly sealed, they will remain present at the site. Any disturbance or damage to them during excavation work will be of no consequence.*

4. May we park in the lot across the street (west)?

*Answer: No, that is private land. The contractor may only park and stage equipment on the subject Property.*

5. Does the site have an EPA Waste ID number?

*Answer: The site currently does not have an EPA Waste ID number. BRG will be responsible for obtaining an ID number if hazardous waste is planned to be removed from the site.*

6. What are the work hours?

*Answer: 7am to 7pm Monday through Friday.*

7. May we buy water from the Village?

*Answer: Yes; however, time is purchased (at a rate of \$0.25/per 21 seconds) rather than a number of gallons due to the fluctuation of water pressure. The water hauling station is located at 107 N Main Street and accepts quarters and bills (1's, 5's, 10's, and 20's).*

8. When do you expect this work to take place?

*Answer: Onsite activities are targeted to begin between mid-August and mid-September.*

9. May the contractor use the onsite building?

*Answer: The onsite building is a part of the redevelopment project and must not be damaged. However, the use of the onsite building for storage of tools and small equipment will be permitted by the Village.*

Questions Received via Email:

10. The RFP states that no analytical testing has been performed on the wall or concrete slab and the disposal of the concrete is the responsibility of the Remediation Contractor. To keep the playing field level in terms of bid pricing, should the bidders base their bid on the following assumptions:

- Concrete wall materials which are not in direct contact with hazardous soils shall be disposed of at a facility licensed to accept non-contaminated concrete.
- All slab concrete and foundations/footers in direct contact with the hazardous – lead contaminated soil shall be disposed of as hazardous- lead contaminated concrete at a facility which is permitted and licensed to accept hazardous waste.

*Answer: See response to Question 2 above.*

11. Which bid item should equipment decontamination be included in, Health & Safety?

*Answer: Equipment decontamination is required and costs associated with this activity may be factored into any line item. For the purpose of the bid evaluation, the cumulative project cost using the RFP quantities and the bidder's unit rates will be calculated. Therefore, the bid line item in which the decontamination costs are factored should not affect the bid evaluation.*

12. Is orange construction fencing adequate for security fencing?

*Answer: Orange construction fencing if properly installed (e.g., no gaps, holes, and sufficiently supported) may be adequate. However, as stated in the RFP document, it is the responsibility of the contractor to secure the site at all times during the project.*

13. Please confirm that the restoration efforts will be limited to the application of seed and straw mulch in backfilled areas.

*Answer: Yes, for the purposes of the bid, restoration of backfill areas will be limited to seed and straw placement.*

14. What are the anticipated payment terms for this project?

*Answer: Payment terms are net 45 days.*

15. Page 2 of the RFP states, “the locations and limits of excavations will be the responsibility of the Environmental Consultant. (Brownfield Restoration Group, LLC (BRG))”. Please confirm the quantity of soil that is characteristically hazardous for lead requiring excavation, transportation and disposal is 453 tons. Please confirm the area to be backfilled is 302 cubic yards.

*Answer: The quantities for soil removal and backfill volume are targeted estimates based on the information available during the development of the bid specification. Depending on site conditions, these estimates may fluctuate more or less during the project. Also, as noted elsewhere in this RFP Amendment, on-site stabilization to render characteristically hazardous material as non-hazardous may be conducted by the remediation contractor.*

16. Page 3 of the RFP provides dimensions of the concrete wall requiring removal but not of the slab (the wall must be removed down to grade). Please confirm that concrete where soil excavation is not required will remain. What is the total quantity of concrete requiring removal, transportation and disposal?

*Answer: Concrete slabs located beyond the limits of the excavation will remain onsite. The total quantity of concrete requiring removal/disposal is not specifically known.*

17. Please amend the bid form to reflect the quantities of each for line items:

Excavation, Loading, Transportation, and Disposal of Contaminated Soil Material  
Demolition, Loading, Transportation and Disposal of Concrete Slab and Wall  
Soil Backfilling

*Answer: Material volumes listed in the RFP are target estimates based on the available information. Contractors will be paid according to their unit costs provided multiplied by the tonnage provided on the waste manifests provided by the disposal facility. No amendments to the volume estimates are necessary at this time.*

18. In light of significant regulatory requirements and potential delays, both short- and long-term liability associated with generating, managing and disposing of hazardous waste, as well as the significantly increased costs, please advise if the Village would consider a proposal that includes on-site treatment of the hazardous waste soil prior to off-site disposal as non-hazardous waste.

*Answer: Yes, refer to the above statements regarding on-site stabilization.*

19. Please confirm the monitoring wells in the excavation area will be abandoned prior to mobilization and that BRG or the Village of Roseville, OH will not cause any delays once the Soil Remediation Contractor has been approved and authorized to mobilize (i.e., no stand by time for activities performed by others).

*Answer: Yes, BRG will properly seal the monitoring wells located within the proposed excavation area in advance of site activities by the contractor. There are no foreseen reasons by BRG or the Village for delaying the contractor following their mobilization to the site.*

20. Please confirm the Village of Roseville, OH does not require any local permits to complete the work.

*Answer: the Village does not require any local permits to conduct the proposed work.*

21. Please confirm the Soil Remediation Contractor will be permitted to conduct all necessary work to complete the scope during the hours of 7AM to 7PM Monday through Friday.

*Answer: Yes*

22. It is understood that no intrusive activities or excavation will be permitted on or near the levee. Please confirm that impacted soil, concrete, debris or other material encountered on or near the levee will be left in place if present and the levee will not be

disturbed for any reason. Furthermore, please clarify that no permits or special notification is required related to the levee and USACE since no disruption will occur.

*Answer: The limits of excavation have been pre-characterized through sampling and analysis which demonstrates that the levee is not impacted by lead. As directed by BRG, the excavation will extend to the toe of the levee in some areas. The project as outlined in the bid specification was discussed with USACE and it was determined that, beyond not disturbing the levee, no permits from the USACE or specific requirements were necessary to conduct the work as planned.*

23. Please provide the site EPA ID number to facilitate proper waste characterization with the appropriate waste disposal facility.

*Answer: The site currently does not have an EPA Waste ID number. It will be the responsibility of BRG to obtain a waste ID number if hazardous wastes are proposed to be removed.*

24. Please identify the standards the Environmental Consultant will use during dust monitoring that will result in work stoppage.

*Answer: Dust monitoring will be conducted by a third party industrial hygienist. The standard for acceptable dust emissions is still being developed, but it is anticipated that the standard will be no more stringent than the of a typical earth moving or demolition project conducted in a developed 'downtown' area.*

**BID FORM**  
**SOIL REMEDIATION**

**RFP Amendment 1 (Bid Form Rev. 1)**  
**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 excavating and loading the contaminated soil material generated from the soil remediation area for transportation from the site as directed by BRG personnel. Onsite stabilization methods may be employed by the Remediation Contractor to render the hazardous material as non-hazardous prior to transportation and disposal. This bid line item must include ALL costs associated with onsite stabilization, if employed. This item also includes the cost of transporting and disposing of the contaminated soil material (whether hazardous or non-hazardous) in accordance with all applicable local, state, and federal laws and regulations to a disposal facility properly licensed to accept such material. Analytical results obtained during the investigation of the excavation area can be found at an internet location provided in the original RFP. Any additional characterization or analysis required by the disposal facility shall be the responsibility of the Remediation Contractor and must 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 must be factored into the cost for this line item.

\$ \_\_\_\_\_ /Ton

**6. 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

By my signature below, I acknowledge receipt of Amendment 1 to the original RFP for this project and have incorporated the information provided in Amendment 1 into the preparation of our proposal for this project.

**Proposal Prepared By:**

\_\_\_\_\_  
(Company Name)

\_\_\_\_\_  
(Authorized Company Representative - Signature)

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Authorized Company Representative – Printed)

**ESTIMATE OF REMEDIATION CONTRACTOR COSTS**

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

**Revised July 11, 2018**

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**SOIL LEAD CLEANUP/REMEDIATION**

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*Planning and Mobilization*

1	ls	Mobilization/Demobilization	\$8,500.00 /ls	\$8,500.00
1	ls	SSHASP & Permits	\$5,000.00 /ls	\$5,000.00

*Soil Removal and Replacement*

550	tons	Excavate, Transport, and Disposal of Lead Impacted Material (Soil/Concrete)	\$200.00 /ton	\$110,000.00
550	tons	Backfill and Restoration	\$30.00 /ton	\$16,500.00
			<b>Subtotal</b>	<b><u>\$140,000.00</u></b>

**CONTINGENCIES**

1	est.	10% of Remediation Contractor Direct Costs	\$14,000.00 estimate	<u>\$14,000.00</u>
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**TOTAL: \$154,000.00**

Certified by:



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Jim C. Smith, CP-121