

REQUEST FOR QUALIFICATIONS

*Save the Tygart Watershed Association, Inc.
Carr China Project*

Deadline for Qualifications: 8/22/2019

Request for Qualifications:

Notice is hereby given that Save the Tygart Watershed Association, Incorporated, (STTWA) seeks qualifications packets for a Licensed Remediation Specialist to guide the Carr China site through the West Virginia Voluntary Remediation Program and provide plans, specifications, and contract documents for the site's cleanup and development.

SUMMARY: Manufacture and waste of ceramics introduced hazardous materials to the Carr China site near Grafton, WV. EPA performed a cleanup action, but issues remain. STTWA now owns the land and desires to develop the site as a public recreation area, a public access to the Tygart Valley River, an outdoor venue for arts events, and a headquarters. STTWA has secured United States Environmental Protection Agency (USEPA) Brownfield Cleanup fund to complete the project. STTWA seeks to hire a Licensed Remediation Specialist to lead the site through the West Virginia Voluntary Remediation Program (VRP). Tasks will include preparing the application to the VRP, as well as associated program assessments, and finally, plans and specifications to clean up the site for its intended purpose. The LRS will also assist in reuse planning and completing EPA Clean-up Grant related deliverables.

Site background:

The Carr China factory site occupies approximately 7.39 acres between Grafton and the Tygart River Dam on the Tygart Valley River in Taylor County.

Location: Address: 230 Newcome Ave. Grafton, WV 26354
Coordinates: 39.32°N, 80.026°W
Taylor County District 7 (Knottsville District), Map 7, Parcels 81-84

History: The Carr China company manufactured pottery from 1916 to 1952. Waste discarded on site during this time contaminated the soil with compounds used in the manufacturing and glazing processes, including metals, heavy metals, and semivolatile organic chemicals. After ceasing operation in 1952, the site lay idle. In 2010, USEPA hired contractors to remove hazardous materials and reclaim the site. Phase I and Phase II Site Assessments were completed in 2019. Following the Phase I Assessment, Taylor County deeded the site to STTWA.

- Vision:* STTWA plans to develop the site for the following uses:
- An outdoor recreation site available to the public
 - Nature trails and interpretation
 - An outdoor music venue
 - An access point for launching small boats on the Tygart Valley River
 - Site for construction of a headquarters for one or more non-profit organizations

Completed steps:

- STTWA completed a preliminary Analysis of Brownfield Cleanup Alternatives in January 2019.
- Phase I Report was completed in January 2019 and approved by the WVDEP on January 22, 2019.
- Phase II Report was completed in March 2019 and approved by the WVDEP on March 11, 2019.

Main findings of Phase II:

- Lead and Vanadium in surface and subsurface soils are the main drivers of risk for the site. Lead has pockets of moderate to high concentrations on the property. Vanadium is spread evenly at moderate concentrations throughout the entire property.
- Benzo(a)anthracene, Benzo(a)pyrene, Benzo(b)fluoranthene, Dibenz(a,h)anthracene, and Indeno(1,2,3-cd)pyrene have also been found in surface and subsurface soil at levels above residential De Minimis Standards. Benzo(a)pyrene appears to have widespread distribution in soils throughout the site.
- Cobalt is the main Constituent of Concern for groundwater on the site.

Additional notes on findings of Phase II:

- The primary focus for future assessment and remediation will take place in parcel 7-82 of the site.
- Sediments along the Tygart River were not assessed during the Phase II Assessment. Additional site assessment needs to be conducted to address potential sediment contamination upstream, adjacent and downstream of the site.
- Additional Soil and Groundwater sampling may be required to meet the Quality Assurance and Data Validation requirements of both the Voluntary Remediation and EPA Brownfields requirements.
- Six permanent groundwater wells are located at the site for continued groundwater monitoring, as necessary. Groundwater well abandonment may be required before the issuance of a Certificate of Completion for the site.
- A Site-Specific Risk Assessment will need to be conducted for the site to help determine the remedial strategies necessary to make the site safe for recreational (residential) use.

Documents (available on request):

Preliminary Analysis of Brownfield Cleanup Alternatives

Phase I ESA

Phase II ESA

Scope of Work: The selected firm will be the LRS representative of STTWA and will lead the project through the VRP to a Certificate of Completion. The LRS will:

- Enroll the project in the West Virginia Voluntary Remediation Program;
- Serve as the Licensed Remediation Specialist of record, ensuring compliance of the cleanup with the Voluntary Remediation Agreement;
- Advise and assist in development of property reuse design and planning;
- Perform any Site-Specific Risk Assessment necessary for making a final choice among the cleanup alternatives;
- Review existing site assessment data and reports, revise the Analysis of Brownfield Cleanup Alternatives, and recommend a cost-effective, dependable path to remediation and redevelopment;
- Provide a Remedial Action Work Plan as determined by the requirements of the West Virginia VRP in a written report and an oral presentation;
- Prepare written plans and specifications and bid documents for hiring a cleanup contractor to execute the selected plan;
- Conduct project oversight including on-site inspection and testing as deemed appropriate by EPA and WVDEP (related to confirmatory or clearance sampling);
and
- Provide project progress reports to the STTWA at agreed upon intervals and attend meetings with them, WVDEP, and other stakeholders, as needed.
- Participate in and present progress reports at public meetings.

Timeline: STTWA anticipates procurement and performance of the contract on the following schedule:

Procurement

8/1/2019	Advertise RFQ
8/22/2019	Deadline for Statements of Qualifications
9/3- 9/13/2019	Notify, schedule, and conduct interviews with top-ranked firms
9/23- 10/4/2019	Negotiate with firms in order of qualifications
10/14/2019	Execute contract with selected firm

Performance

11/1/2019- 9/30/2020	Review information, revise ABCA, enroll site in VRP, conduct risk analysis, select cleanup alternative, review with stakeholders, prepare plans and specifications.
10/1/2020- 9/30/2021	Hire cleanup contractor, oversee project, advise concerning reuse planning, report to stakeholders as needed, close out cleanup contract
10/1/2021- 9/30/2022	Work with WVDEP to obtain Certificate of Completion of VRP. Continue necessary reporting. Continue development of recreational space.

PROCUREMENT: STTWA's procurement policy for this project is modeled on the state of West Virginia's 5G procedure for procurement of architect-engineer services.

Interested Licensed Remediation Specialists should respond to this solicitation with a Statement of Qualifications (SOQ), including a cover letter calling out items that demonstrate the LRS's experience with redevelopment of ceramics manufacturing sites for recreation purposes, and with the state VRP in general.

The selection committee for STTWA will review the SOQs and select the three to five most qualified LRSs.

The committee will schedule interviews with each of the three most qualified LRSs.

Following the interviews, the committee will rank the three LRSs according to qualifications and fit with the project. The committee will carry out scope and price negotiations with the top ranked LRS. If a satisfactory agreement cannot be reached

with the first choice, negotiations will continue with other LRSs in order of SOQ evaluation rank until a satisfactory contract can be signed.

Submission information:

Send Qualifications packets

By mail to Dr. Kelley Flaherty
Save the Tygart Watershed Association
P. O. Box 164
Grafton, WV 26354

Or by email to: savethetygartwatershed@gmail.com

Proposal Checklist (20 pages total)

1. Firm Identification (1 page)

Provide name of company, phone number, fax number, and mailing and electronic addresses. Also identify and provide contact information for a primary point of contact and the Licensed Remediation Specialist(s) that would be assigned to the project.

2. Qualifications and Experience of the Firm (5 pages)

Provide resumes or other summaries of the qualifications of the company, lead representative, and Licensed Remediation Specialist(s) and other personnel to demonstrate their ability to review environmental documents and analyze sampling data. Included should be their experience with the WVDEP Voluntary Remediation Program, and familiarity with USEPA Brownfields grants.

3. References (1 page)

Supply three references, including names and phone numbers for similar, ideally recent, projects.

4. Experience with similar projects (4 pages)

Describe similar projects in process or completed by the company, demonstrating success with the tasks described in the Scope of Work section.

5. Staff availability and level of commitment (1)

Save the Tygart wants to know that the company has the person-power resources to produce an excellent outcome, and that those resources are not already immutably

committed to other projects. For each worker, describe the anticipated workload required to produce an excellent outcome, and state whether that worker is available to perform that amount of work.

6. Subcontractors (2)

Supply names and qualifications of any subcontractors to be used and their roles.

7. Additional information (6)

Supply any other information at your discretion.

Evaluation Criteria

Proposals will be evaluated upon the following criteria:

- Technical competence,
- Experience with risk management on metals and hydrocarbons contaminated sites,
- Experience with Brownfield redevelopment of recreational sites,
- Experience with the West Virginia Voluntary Remediation Program,
- Experience with carrying out EPA Brownfields program projects,
- Clarity of communication in submitted materials,
- Availability to work in the timeline provided.

Additional Information

Each firm must fully comply with the requirements, terms and conditions to achieve Minority-owned/women owned Business Enterprise (MBE/WBE) participation during the performance of this contract. The firm commits itself to the program for MBE/WBE participation and all other requirements, terms, and conditions of the bid conditions. STTWA hereby notifies proposers that it will provide notification of this opportunity to minority business enterprises and women business enterprises and will not discriminate against any interested firm or individual on the grounds of race, creed, color, sex, age, handicap, or national origin in the award of this Contract.

Attention is directed to the fact that the proposed project is to be undertaken through various state and federal government grants (including a USEPA Brownfields Grant) and loans, and that all work shall be performed in accordance with the regulations issued by those agencies.

Proposers will be notified in writing of any change in the specifications contained in this RFP. No verbal or written information which is obtained other than through this RFP or its addenda shall be binding on STTWA.

STTWA is not obligated to enter into a contract based on any proposal submitted in response to this document.

STTWA may request clarification and additional information from any proposer.

STTWA will not reimburse proposers for any costs associated with the preparation and submittal of any proposal, or for any travel and/or per diem costs that are incurred.

All proposals, responses, inquiries, or correspondence relating to or in reference to this RFQ, and all reports, charts, and other documentation submitted by proposers shall become the property of the STTWA when received.