

Request for Proposal
Phase II Environmental and Geotechnical Assessment
Town of Waterbury
Municipal Building Project
April 9, 2014

PROJECT DESCRIPTION

The Town of Waterbury is soliciting proposals for a Phase II Environmental Assessment as well as Geotechnical Engineering Services. The Town of Waterbury will review all environmental assessment proposals and subsequent work plans to determine if activities will meet the stated objectives before the start of assessment activities. The final scope of services will be negotiated and modified as site conditions warrant. Phase II ESAs evaluate potential concerns identified in the Phase I ESA. Phase II ESAs are tailored to meet site-specific needs based on current or future use of the property. At a minimum, this may involve limited sampling and analysis to confirm or rule out potential environmental concerns. The Phase II Invasive Site Investigation will follow guidelines, regulations and requirements of the designated lead regulatory agency. Phase II will also adhere to ASTM Standards for Phase II ESAs (ASTM Designation E1903-97), when applicable. If the Phase II work indicates the need for remedial action, a separate RFP soliciting proposals will be prepared based on a scope of work identified by the Phase II assessment. Sampling activities must be adequate to determine the presence or absence, magnitude, extent, and remediation options for contaminants that may be a concern to redevelopment and future land use. Phase II work will also adhere to appropriate regulatory standards and shall include identifying likely risks and to evaluate remediation options.

Analysis of remediation options will be based on cleanup goals, methods, and costs considered. For the purpose of this RFP, remediation options shall include all corrective actions.

Due to the scope and specialization of the needed services, we request each interested firm (or team) to closely assess their qualifications as they relate to the following:

1. The firm shall have established experience performing Phase II environmental assessments and geotechnical investigations for building design projects.
2. The firm shall have the ability to coordinate geotechnical investigation activities with utility companies.
3. The firm shall have the ability to provide reports in accordance with applicable governing codes and HUD requirements.
4. The firm shall have sufficient capacity to provide the requested services in a cost effective, timely and professional manner.

This RFP provides the specifications and requirements for prospective applicants to complete a proposal with cost estimates for services. The deadline for submittal in response to this solicitation is April 25, 2014 at noon.

SITE DESCRIPTION

The site is located at 28 North Main Street and includes the land occupied by the existing library in addition to the undeveloped 1.5 acres directly behind the property. The land portion of the subject property is a parcel that once contained a dairy barn and outbuildings.

A Phase 1 Environmental Review has been performed by Weston and Sampson in February 2014. In addition, test pits for a Phase 1 archeological review were completed in January 2014. Both of these reports are available for review and inspection.

OBJECTIVES AND SCOPE

The overall goal for the Town of Waterbury is to: 1) identify any contaminants that may exist at the site and remediation options, and 2) determine soil qualities of the site for foundation footings and storm drain ponds. Four discrete tasks are as follows:

Task 1.0: Perform Phase II Environmental Site Investigation to include test pits and soil analysis in the areas designated for the new building addition, parking and storm water drainage. Prepare a Draft and Final Phase II Environmental Site Assessment Report in digital and paper format. Include soil analysis (including chemical) and extent of any potentially hazardous materials identified in the Phase 1 ER that may be found within the footprint of the existing and proposed new addition as well as the areas designated for parking and storm water drainage. The Phase II Site Assessment should identify the extent of the contaminated fill on the property. Prior archaeological should be referenced and will be provided as it may help to delineate where fill and native soil is present. Potential findings may include areas of coal ash deposits and fill as you would expect to find in the backyards of older properties. The report will also contain a brief summary of Quality Assurance/Quality Control performance. Appendices will include boring logs, raw field and laboratory analytical data, sample chain of custody records, photograph logs, documentation of proper management of investigation derived wastes, and abandonment records for boring and monitoring wells. Recommendations for appropriate treatment and development plans need to be included. The report should provide a summary of procedures and results of the Phase II ESAs, including definition of the lateral and vertical extent of contamination (and associated exposure pathways and risks, if applicable) that poses a threat to planned development.

Task 2.0: The report should also include recommendations for cleanup or other appropriate actions, with cost estimates. Coal ash could be a potential concern not only structurally but may be a hazard to workers during construction. Risk and cost figures will be reported within acceptable (negotiated) levels of confidence.

Task 3.0: Perform five (5) test pits and one (1) percolation test per the site plan for storm water treatment to determine the extent and capacity of managing storm water drainage on site. Provide soil analysis and report on suitability for drainage capacity. Infiltration testing requirements:

- a. Install casing (solid 6-inch diameter) to 24 inches below proposed STP bottom.
- b. Remove any smeared, soiled surfaces and provide a natural soil interface into which water may percolate. Remove all loose material from the casing. Upon the tester's discretion, a two (2) inch layer of coarse sand or fine gravel may be placed to protect the bottom from scouring and sediment.
- c. Refill casing with another 24 inches of clean water and monitor water level (measured drop from the top of each casing) for 1 hour. Repeat this procedure (filling the casing each time) three additional times, for a total of four observations. Upon the tester's discretion, the

final field rate may be either the average of the four observations, or the value of the last observation. The final rate should be reported in inches per hour.

- d. May be done through a boring or open excavation.
- e. The location of the test should correspond to the STP location.
- f. Upon completion of the testing, the casings should be immediately pulled, and the test pit should be back-filled.

Task 4.0: Perform an adequate number of test pits and soil borings in conjunction with Task 1.0 that would determine appropriate foundation footings to support the proposed addition for municipal offices and library. Test pit/boring requirements:

- a. Excavate a test pit or prepare a standard soil boring to a depth of 4 feet below the proposed facility bottom.
- b. Determine depth to groundwater table (if within 4 feet of proposed bottom) upon initial digging or drilling, and again 24 hours later.
- c. Determine USDA of Unified Soil Classification System textures at the bottom, and 4 feet below the bottom, of the STP.
- d. Determine depth to bedrock (if within 4 feet of proposed bottom).
- e. The soil separation should include all soil horizons.
- f. The location of the test pit or boring should correspond to the STP location; test pit/soil boring stakes are to be left in the field for inspection purposes and should be clearly labeled as such.

REQUIRED GEOTECHNICAL INFORMATION

1. Provide a description of the prevailing subsurface characteristics at the site, including soil stratigraphy and consistency, bedrock materials and quality (if encountered), groundwater conditions and any anomalies.

2. Recommended foundation type for the structure, i.e., Shallow Foundations (Spread Footings) or Deep Foundations.

3. Minimum Requirements for Spread Footings: Recommended foundation type for the structure, including net allowable soil bearing pressure, bearing elevations, anticipated total and differential settlement, factor of safety, and other design considerations.

4. Define "Net allowable soil bearing pressure," including condition at perimeter of basement, where a portion of the footing receives back-fill (15 feet +/-) and another portion is under the slab-on-grade.

5. The recommendations are to allow for variations of the column loads of approximately 25%.

6. Include variations in the slab-on-grade elevation due to depressions and pits which could lower the top of foundations by approximately four feet.

7. State whether the recommended soil bearing pressure is based on:

- a. Bearing capacity constraint or
- b. Foundation settlement constraint

QUALITY ASSURANCE

The proposal should describe the measures that will be used to ensure that defensible and quality

data are collected and reported for this project. Proposals must describe and provide a rationale for selecting locations, types, quantities, and analyses of proposed samples. Proposals should also include general equipment and methods for proposed sampling and analyses with references to specific federal, state, and professional practice guidelines. Proposed analysis and measurement methods must be capable of reliably detecting concentrations equal to or below applicable cleanup standards for future land use.

- Data Quality Objectives
- Identification of project personnel, responsibilities, and applicable training
- Identification of laboratory
- Identification of analysis methods and detection limits
- Description of facilities and equipment (including calibration and maintenance requirements) to be used on-site concerning this project
- Sample preparation, handling, tracking, and shipping specifications (including numbers of samples, sample container types, holding times, preservatives needed)
- Quality Assurances/Quality Control sample type and frequency
- Maintenance of records and documentation

HEALTH AND SAFETY REQUIREMENTS

The Project Manager and/or Technical Lead for the contractor must have advanced health and safety training as specified in OSHA, 29 CFR 1910.120. The proposed individual must be present on-site during any on-site work and sampling activities. All individuals must have appropriate Health and Safety training.

QUALIFICATIONS

The proposal will include descriptions of roles for key personnel expected to work on this project and their resumes, which indicate work location, education/certifications, and experience in the following areas.

- Managing and performing Phase II ESAs
- Familiarity with equivalent processes should be described, giving examples of recent projects
- Performing site remediation and closure feasibility assessments (to include estimating
- Associated risks and costs
- Working with federal and state regulatory agencies
- Experience on the uses of alternative or innovative technologies
- Boring and monitoring well installations (attach typical log diagram) and abandonment
- Analytical laboratories, including results of participation in performance evaluation programs use of alternative/innovative technologies/equipment (as applicable)
- Proven ability to successfully present findings to municipal officials and the public

Include references and names of staff persons involved in the projects described.

FEDERAL REQUIREMENTS

Adherence to Exhibit A – Grant “Certification and Assurance” requirements.

SELECTION PROCEDURES

All proposals received will be reviewed by the Town of Waterbury. The successful firm will be selected based on a combination of factors. An evaluation sheet will be used as part of the review and ranking process. The evaluation sheet will include the following criteria:

- Qualifications and Capabilities 30%
- Quality of the proposal 30%
- Cost 30%
- Demonstrate proven ability to successfully present findings to municipal officials and public 10%

Costs of preparation of proposals will be borne by the proposer and the proposals received shall become the property of the town, whether accepted or rejected.

This Request for Proposal does not constitute an offer of employment nor to contract for services. The town reserves the right to reject any and all proposals and to waive any informality, technical defect or clerical errors in any proposal as the interest of the town may require.

All proposals shall remain firm for sixty (60) calendar days following the last day to receive proposals.

PROJECT CONTACT

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PROPOSAL DEADLINE

All responses to this request for proposal shall be received by the Town of Waterbury no later than noon on April 25, 2014. Please submit seven (7) paper copies and one (1) electronic copy. Responses received after this date will not be accepted.