

TOWN OF BERLIN REQUEST FOR QUALIFICATIONS

RFQ # 2015 - 01 Environmental Consulting and Remediation Services

**Deadline for questions is Monday, January 26, 2015 at 5 pm EST.
Answers will be posted on the Town website and on Demand Star by 5 pm EST
Tuesday, January 27, 2015.**

RFQ clarification:

- The Town is not requesting actual remediation costs to be included in the response to the RFQ.
- The hourly rate schedule submitted by responders should include typical direct expenses (mileage, prints, etc.) and standard testing costs (soil borings, testing and analysis, water quality sampling and analysis) to establish unit costs for comparison.
- Scope of services and proposal amount for the Phase II Environmental Site Assessment should be based on the VCP/NFRD data available from MDE, which is attached to this document.

Questions (as of 1/22/15) and Answers

1. **In terms of the RFQ itself, is there a repository of official questions and answers that has been developed based on questions from other potential bidders? If so, will that be made available to all potential bidders?**

See below.

2. **Is the property accessible for a site visit? If permission/notification is needed could you please provide the information?**

Site visit was scheduled for Tuesday, January 20th from 10 am until 1 pm. This was posted on the Town's website and Demand Star. The Town also emailed this information to prospective consultants who submitted questions.

3. **In our standard practice, the workplan and subsequent cost for the Phase II ESA is not derived until the Phase I is completed. Without performing the Phase I, there is literally no idea of how much sampling/investigation effort is needed. We are willing to submit all the proposal requirements with the exception of the Cost Proposal for the Phase II ESA due to the reason stated above. Will the Town be receptive to our submission?**

A Phase II cost proposal is a required element in the RFQ. The Town will not be able to effectively score your proposal without that information.

- 4. Under the Submittal Requirements Section, bullet #5, are 3 or 5 examples of similar projects needed?**

Five examples are required.

- 5. Under the Submittal Requirements Section, bullet #6, are 3 or 5 references for related projects needed?**

Five examples are required.

- 6. Is the contact information for the MDE case manager who was responsible for issuing the 2005 NFRD available from the Town of Berlin?**

Barbara Brown, MDE-LRP-VCP Section Head, barbara.brown1@maryland.gov

- 7. Is there any available documentation available from the Town of Berlin for prospective bidder review?**

See attached information from MDE.

- 8. Can the Town provide any additional information regarding the previous environmental investigations at the site? Specifically, previous sampling maps, analytical data, boring logs, tank abandonment Reports of Observation, and/or the MDE's previous correspondence outlining the additional investigations they wanted to have done at the site. This would help folks scope out the Phase II ESA.**

See attached information from MDE.

- 9. The RFQ states that Tyson Foods processed the site through the Maryland Voluntary Cleanup Program (VCP), and the No Further Requirements Determination (NFRD) was issued November 3, 2005. Are copies of the VCP documents (site investigation reports, NFRD, etc.) available? We need to gain an understanding of the previous environmental efforts in order to minimize the Town's costs for future environmental work at the site.**

See attached information from MDE.

- 10. The Town desires to use the site for recreational purposes. Such use *may* not be consistent with the NFRD. If necessary, is the Town willing to re-enter the site into the VCP (which is administered by the Maryland Department of the Environment – MDE) to obtain an NFRD that allows recreational site use?**

The Town cannot dictate means and methods and is relying on the consultant to make a recommendation.

- 11. Can you provide a more detailed description of the desired recreational uses (e.g., soccer fields, jogging/walking paths, birdwatching, etc.)? Will such uses involve the construction of structures on the site?**

The Town has not made a determination regarding specific recreational uses. Local newspapers have written several articles about the possible uses of the Tyson Property. Refer to the Bayside Gazette and Maryland Coast Dispatch online for more information.

- 12. Based on the short turn around, will the Town of Berlin be able to provide information (data) from previous investigations related to the property? Specifically, it appears that there are at least six former MDE cases plus the VCP information and it may take up to 2-3 weeks to conduct a FOIA request and review the available data in order to design a proper Phase 2 investigation. The information available in the MDE files will assist in the proper development of the Phase 2 investigation by defining the depth to groundwater (investigation depths), the areas of concern, and analysis needed, which in turn will also assist in the proper placement of soil borings to collect reliable data. This information could also be very pertinent in providing a cost savings to the Town of Berlin by not repeating work that has already been conducted. Could a file sharing site be created to provide this information to all bidders and/or additional time be granted to do the proper research?**

See attached information from MDE. Also, note the deadline has been extended to January 30, 2015, at 3 pm.

- 13. As you know, a Phase I ESA is to define recognized environmental concerns (RECs). It is possible that the Phase I ESA research may indicate additional RECs that were not known and/or considered during the preparation of the Phase 2 cost proposal. So, once the Phase I ESA is completed and the RECs are defined, how will the Town handle potential changes to the Phase 2 investigation that are different from the proposal? Will there be allowances for more/less work and how would that be handled?**

Justified change orders will be reviewed on a case by case basis. A breakdown of additional cost is required. Additional work will be completed on a time and materials basis.

- 14. Do the ponds still contain water and if so, will those areas be eliminated from the investigation? Or will the water be removed from the ponds prior to investigation activities? If so, is this to be a cost included as part of the proposal?**

Yes, the ponds contain water. Investigation of the ponds should be included in the cost proposal. The Town cannot dictate the means and methods of the investigation and is relying on the consultant to recommend an approach.

- 15. Are you intending to provide sheets for cost proposals? How do you want to see the information presented? Is this a lump sum cost for services? Are you requesting detailed information regarding the number of boring, analytical parameters, depths, sampling protocols, etc.?**

The Town is not providing cost sheets.

- 16. Is the Phase 2 ESA intended to define the horizontal and/or vertical extent of potential impacts for providing a cost estimate for remediation or only to evaluate presence/absence and severity of impacts? Meaning that in a specific areas of**

concern, a Phase 2 ESA, as defined, may only need one soil boring to assess presence/absence, however in order to define extent, at least three soil borings may be needed.

The Town intends to establish recreation oriented uses on the property and, through the environmental site assessment process, seeks to obtain an understanding of the cost and steps involved in remediating the property to achieve that goal prior to finalizing the purchase.

- 17. With regard to the Phase 2 cost proposal, will the Town be providing any guidance as to the specific number of soil borings, analysis, investigation depths? There is a potential for extremely varied cost proposals for this work.**

The Town cannot dictate the means and methods and is relying on the consultant to make a recommendation.

- 18. The purpose of a Phase I ESA is to satisfy the requirements for innocent landowner protection under CERCLA. If there are known impacts associated with the property, which appears evident based on the limited amount of research readily available, this may limit the CERCLA liability. So, is there a specific reason that a Phase I ESA is needed? Would the Town entertain alternate proposals for conducting the historical research needed for the Phase 2 investigation?**

The Town considers the Phase I information essential to its due diligence process. The Town will not consider alternate proposals.

- 19. Are electronic copies of the VCP documentation available from the Town?**

See attached from MDE.

- 20. Provided that the proposal contains all necessary information described in the eleven bulleted items in the requirements list, does the Town of Berlin have any preferred format/outline that the proposal should follow?**

No.

- 21. Will development of any additional Work Plans/Sampling Plans be necessary between the Phase I stage and the Phase II stage? If so, is a review period expected?**

The need for additional work plans will depend on the results of the Phase I work. The Town would look to the consultant for a recommendation.

- 22. I've been in touch with Ms. Barbara Brown at MDE in doing some preliminary research for the site. I understand that she has been in touch with the Town of Berlin as well, and a repository of sorts of historical documentation/information/reports may be available? Is it possible to gain access to that repository as well?**

See attached information from MDE.

23. As far as breaking out the Phase I vs. Phase II level of effort, based on the historical information that is available, it appears that the site is fairly well characterized already based on previous efforts (underground storage tank locations are known, 20 or so monitoring wells have been in existence, etc.). Therefore, does the Town of Berlin expect that the approach to Phase II sampling and analysis effort may carry more weight than the Phase I record review and recommendations?

No.

24. Is there any regulatory review (county, MDE, etc.) to be expected with regards to any plans and/or reports to be generated?

The Town's intent is to use the property for recreational purposes. On November 3, 2005, the VCP issued a NTFD for commercial or industrial use of the property. The Town would expect a recommendation from the consultant regarding the best approach.

25. Finally, in terms of evaluation of proposals and selection of a firm, is there any evaluation criterion that may be weighed more heavily than others, i.e., lowest cost, best understanding of problem, most experience, most technically sound proposal, etc.?

No.

26. We were unable to attend the site walk, but are wondering if there was a sign-in sheet of attendees?

No.

27. I noted that a contractor was on-site performing what appeared to be selective demolition in and around the facility. Is this contractor working for the Town, and what is the goal of their activities?

The contractor is not working for the Town. Delmarva Power and Light has been accessing the property to work on a power project.

28. Are the locations of the underground storage tanks that were abandoned in place known with certainty?

See attached information from MDE.

29. I noted several former wells that had been filled with concrete. Have all of the former on-site production wells and monitoring wells been abandoned already?

See attached information from MDE.

30. Is it the Town's intent to re-use the plant buildings? Are there portions or features of the site that the Town would like to retain for future use (buildings, lagoons, concrete pads, etc)?

The Town has not made a final determination regarding the specific uses for the property and the buildings.

- 31. We have worked on projects in Maryland's Voluntary Remediation Program, and have conducted natural environmental assessment restoration, storm water, watershed studies for entities like Baltimore and Harford Counties and Baltimore City. However, I am not sure these meet the second qualification in the RFQ. Do you think we would have a chance if we submitted a proposal with these types of qualifications?**

Provide the experience data that most closely represents the RFQ experience criteria and it will be reviewed.

- 32. Would it be possible to be placed on a list to receive future RFQs for this project?**

The Town of Berlin doesn't keep or maintain vendor lists.

- 33. The purpose of Phase I ESA is to identify recognized environmental conditions at the subject site and is used to establish areas of concern to be addressed during the Phase II ESA. The Phase II ESA Scope of Work and costs will be contingent upon findings of the Phase I ESA. Has the Phase II Scope of Work been defined at this point?**

No.

- 34. Does the Town plan to enter the subject site into the MDE- Voluntary Cleanup Program?**

The Town intends to establish recreation oriented uses on the property and, through the environmental site assessment process, seeks to obtain an understanding of the cost and steps involved in remediating the property to achieve that goal prior to finalizing the purchase. The Town would ask for a recommendation from the consultant regarding the VCP.

- 35. In preparing our cost proposal for a Phase II assessment, do you want us to focus on the "minimal" sampling scenario or a more "comprehensive" sampling scenario?**

The Town cannot dictate means and methods and would look to the consultant for a recommendation.

- 36. Are there prior environmental investigations that can be made available to develop a consistent SOW and costs for a Phase II ESA?**

See attached information from MDE.

- 37. If additional information becomes available, can an extension of the due date be granted to evaluate potential Phase II ESA cost items?**

The revised due date for the proposals is January 30, 2015 at 3 pm.

38. Can an electronic version of our submittal be submitted by e-mail by 3:00 PM Friday 1/23/15 with 5 hard copies to follow by overnight delivery the next business day?

No. The Town needs original signatures on the proposals. Emailed submissions will not be accepted. The revised due date for the proposals is January 30, 2015 at 3 pm.

39. Can you tell me if a “cover” and/or “table of contents” pages would count within the 10 page, double-sided total count of 20 pages?

Yes.