



Request for Qualifications

RE: Environmental Engineering Consulting Services Pertaining to an Ohio Abandoned Gas Station Program Grant-Funded Underground Storage Tank Removal Project

ISSUED BY: Jefferson County Port Authority

INTRODUCTION

The Jefferson County Port Authority has received Ohio Controlling Board approval for an Abandoned Gas Station program (https://www.development.ohio.gov/cs/cs_agsc.htm) grant. A grant fund of up to \$250,000.00 will be available for engineering consultant and sub-contractor payments to accomplish the underground storage tanks (USTs) removal and achieve a No Further Action (NFA) status for the site. The subject site is approximately 1.3 acres near the corner of South and Third Streets in Steubenville, with direct access from State Route 7, and it has been classified as Class C Abandoned by the Bureau of Underground Storage Tank Regulation (BUSTR). It is owned by the Ohio Motor Group, which has signed a contractor access agreement with the Port Authority, allowing our consultants access to the property to complete the work (a copy of the access agreement is available in the Port Authority office). The Port Authority recently completed an updated Phase I environmental assessment (in accordance with the Ohio Voluntary Action Program) through a USEPA Coalition Assessment Grant Pool. The updated Phase I was a requirement of the Abandoned Gas Station program and is available for review upon request.

THE CONSULTANT'S SCOPE OF WORK

The chosen consultant must perform work and/or oversee sub-contracting pertaining to the following:

1. Physically mark the site work area based on historical documents and County records.
2. Ground penetrating radar (GPR) and electromagnetic (EM) survey methods to identify specific locations of the suspected USTs.
3. Solicit bids from qualified environmental contractors to conduct test pits to identify suspected USTs. In addition, the contractor will remove historical concrete pads in order to access suspected USTs. Concrete and soil from the test pits will be stockpiled on-site, characterized, and disposed of appropriately, if necessary, by the contractor.
4. Follow applicable BUSTR guidance to remove each UST and collect confirmatory samples of the contents, underlying soil, and groundwater, if applicable. The contractor will be responsible for proper characterization and disposal of the UST, contents (if present), soil, and overlying concrete. In the event the USTs can be removed, impacted media identified and removed, and there is no suspected groundwater contamination, the USTs may be closed as an immediate corrective action, which will satisfy the Site Check requirement. It has been assumed that up to nine (9) USTs are present on the Subject Property. It has also been assumed that up to 200 tons of petroleum contaminated soil (PCS) will be disposed of and replaced with clean backfill. In addition, it has been assumed that up to 40 soil samples and 5 groundwater samples will be collected from excavations and soil stockpiles for characterization purposes.

5. Achieve the BUSTR NFA. Additional steps to achieve the NFA may include a Tier 1 Delineation, interim response actions, a Tier 2 Evaluation, or the preparation of a Remedial Action Plan (RAP).
6. Conduct a field investigation that fulfills the requirements of a BUSTR Tier 1 Delineation, if necessary, and a VAP Phase II PA. The field investigation will include installation of soil borings and/or monitoring wells, a determination of the presence and characteristics of groundwater, soil and groundwater sampling, preparation and submittal of required BUSTR forms (if necessary), and the preparation of a VAP Phase II PA Report. . The investigation will be conducted in accordance with both BUSTR and Ohio VAP Protocol. The VAP Phase II PA will be limited to areas of the Subject Property where the oil warehouse was located.

GENERAL QUALIFICATIONS OF THE CONSULTANT

The Jefferson County Port Authority is focused on ultimately hiring a consultant with work experience that aligns very closely with the aforementioned scope of work. The following three areas of environmental engineering consulting experience will be evaluated by the Port Authority Executive Director. The three work categories will be evaluated equally, using a 10-point scale for a total maximum potential score of 30 points. The highest ranked consultant will be recommended to the Port Authority Board of Directors for contract negotiations. The Board of Directors will retain the right to reject any and all responses to this RFQ.

1. *Experience with Community Assistance Environmental Remediation Programs offered USEPA, Ohio EPA or other State/Federal Agencies*—The Port Authority’s grant is overseen by the Ohio Development Services Agency, with partnership roles by the Ohio Environmental Protection Agency (OEPA) and BUSTR throughout grant approval and grant implementation processes. The highest-ranked consultant will demonstrate experience with multi-agency and local entity (i.e. local governments, private property owners, etc.) involvement in assessment or remediation projects.
2. *Subject Property, Community and/or Eastern Ohio Experience*—The highest-ranked consultant will have experience with the Subject Property and/or similar situations, ideally BUSTR Class C sites, in Steubenville, Jefferson County, or Eastern Ohio in general.
3. *BUSTR NFA Experience*—The highest-ranked consultant will demonstrate significant experience in interacting with BUSTR staff to achieve the required approvals that lead to No Further Action status for parcels, especially those that hold high economic development potential.

SUBMITTAL REQUIREMENTS

Interested consultants should submit a narrative no longer than 5 pages, single-spaced, minimum 11-pt. font size. In addition to the 5-page narrative, a cover letter as well as resumes/biographies of the personnel that will perform the scope of work are welcomed. Submittals should be sent via email to Port Authority Executive Director Evan Scurti by Wednesday, September 12, 2018 5:00pm at evan@jcport.com.