#### December 23, 2014

#### Berlin Bid # 2015-19

# **REQUEST FOR PROPOSALS FOR ENVIRONMENTAL CONSULTING SERVICES RELATED TO 586 DEMING ROAD AND 73 WOODLAWN ROAD, BERLIN, CT**

**INTENT:** The Town of Berlin is interested in retaining a consultant or consultants to provide environmental consultant services related to the properties at 586 Deming Road and 73 Woodlawn Road, Berlin, CT. Consultants may submit proposals for one or both of these properties. The Town has received a brownfields assessment grant from the Connecticut Department of Economic and Community Development to conduct additional environmental analyses on these sites and the studies set forth in this RFP will be funded by that grant. The following language will be incorporated in the consultant contract;

The CONSULTANT agrees and warrants that in the performance of the contract such CONSULTANT will not discriminate or permit discrimination against any person or group of persons on the grounds of sexual orientation, in any manner prohibited by the laws of the United States of the State of Connecticut, and that employees are treated when employed without regard to their sexual orientation; the CONSULTANT agrees to provide each subcontractor, each labor union or representative of workers with which such CONSULTANT has a collective bargaining agreement or other contract or understanding and each vender with which such CONSULTANT has a contract or understanding, a notice to be provided by the Commission on Human Rights and Opportunities advising the subcontractor, labor union or workers' representative of the CONSULTANT's commitments under this section, and to post copies of the notice in conspicuous places available to employees and applicants for employment; the CONSULTANT agrees to comply with each provision of this section and with each regulation or relevant order issued by said commission pursuant to section 46a-56 of the General Statutes; the CONSULTANT agrees to provide the Commission on Human Rights and Opportunities with such information requested by the commission, and permit access to pertinent books, records and accounts, concerning the employment practices and procedures of the contractor which relate to the provisions of this section and section 46a-56 of the General Statutes.

The CONSULTANT agrees and warrants that in the performance of the Agreement such CONSULTANT will not discriminate or permit discrimination against any person or group of persons on the grounds of race, color, religious creed, age, marital status, national origin, ancestry, sex, mental retardation or physical disability, including, but not limited to, blindness, unless it is shown by such CONSULTANT that such disability prevents performance of the work involved, in any manner prohibited by the laws of the United States or of the state of Connecticut. The CONSULTANT further agrees to take affirmative action to insure that applicants with job related qualifications are employed and that employees are treated when employed without regard to their race,

color, religious creed, age, marital status, national origin, ancestry, sex, mental retardation, or physical disability, including, but not limited to, blindness, unless it is shown by such CONSULTANT that such disability prevents performance of the work involved; (b) the CONSULTANT agrees, in all solicitations or advertisements for employees placed by or on behalf of the CONSULTANT or its contractors, to state that it is an "affirmative action-equal opportunity employer" in accordance with regulations adopted by the Commission; (c) the CONSULTANT agrees to provide each labor union or representative of workers with which such CONSULTANT has a collective bargaining agreement or other contract or understanding and each vender with which such CONSULTANT has a contract or understanding, a notice to be provided by the commission advising the labor union or workers' representative of the CONSULTANT's commitments under this section, and to post copies of the notice in conspicuous places available to employees and applicants for employment; (d) the CONSULTANT agrees to comply with each provision of this section and sections 46a-68e and 46a-68f and with each regulation or relevant order issued by said Commission pursuant to sections 46a-56, 46a-68e and 46a-68f; (e) the CONSULTANT agrees to provide the Commission on Human rights and Opportunities with such information requested by the Commission, and permit access to pertinent books, records, and accounts, concerning the employment practices and procedures of the CONSULTANT as relate to the provisions of this section and section 46a-56. If the contract is a public works contract, the CONSULTANT agrees and warrants that it will make good faith efforts to employ minority business enterprises as subcontractors and suppliers of materials on such public works project. The consultant agrees to comply with the regulations referred to in this agreement and as they may be adopted or amended from time to time during the term of this agreement and any amendments thereto.

### 586 Deming Road Background

586 Deming Road consists of 1.38 acres of land improved by a 20,000 square foot building constructed in 1957. It has an 8,000 square foot parking lot and is adjacent to the Mattabesset River. The property is zoned BT-2, Berlin Turnpike 2 zone which permits retail and office type uses. The existing industrial use is grandfathered. The site was occupied by Micron Company (manufacturers of metal gauges) from 1960 to approximately 2010. Operations included metal grinding, lapping, honing, and chrome plating. The site is considered an "establishment" under Connecticut's Property Transfer Law. The following previous investigations have been conducted for the site. Reports are available for review on the Town of Berlin web site.

- 1991 Haley & Aldrich Phase II Site Assessment
- 1995 Roy F. Weston Final Inspection Report
- 2013 Tighe & Bond UST Removal Report
- 2013 Tighe & Bond Limited Phase II Report

Based on information contained in these reports, the following areas of concern have been identified for the site:

Grinding sludge disposal area, on-site dumpster, virgin oil storage, grinding sludge storage, spent chrome plating solution storage, empty drum storage, waste oil storage, septic system and leaching field, dry well, as well as PCBs and pesticides in sediment of the adjacent Mattabassett River. A former heating oil UST was removed in 2013 as documented in Tighe & Bond's UST Removal Report.

#### Selected highlights of these reports are as follows:

Prior to 1984 grinding sludge and water soluble oil were disposed on the rear portion of the property and facility waste water reportedly discharged to an on-site septic system. Approximately 16 cubic yards of sludge was removed in 1984. Soil impacts have been documented but the extent is unknown. Several groundwater sampling events have been conducted, but no significant impacts to groundwater have been identified.

CTDEEP conducted inspections of the site in 1975 and 1982 and noted disposal of grinding sludge on rear portion of the property. On-site disposal of this material ceased in 1980 at the request of the Town and 16 cubic yards of sludge was excavated and brought to a landfill. Subsequently, grinding sludge was drummed and placed in onsite dumpsters for disposal at a landfill. In 1984 CTDEEP issued a Notice of Violation #134 to the site regarding special requirements for small quantity generators of hazardous/industrial wastes 25-54cc(c)-2 and required Micron to test their grinding sludge to determine if it is a hazardous waste. Testing was done by Baron Consulting and it was found to be a non-hazardous waste. In 1987 EPA added the site to the CERCLIS list due to the issuance of the CTDEEP NOV. In 1995 EPA conducted a preliminary site assessment for the property. According to a CTDEEP "Memo to File" dated July 5, 1995, the NOV #134 issued to the site should be considered closed. The site was never removed from the CERLIS list. In 2013, Pat DeRosa of CTDEEP was contacted by Tighe and Bond regarding the NOV and CERCLIS listing for the site. According to Ms. DeRosa, CTDEEP would issue a "comfort" letter regarding the NOV closure and CERCLIS listing once the site is enrolled in the VRP or Property Transfer Program.

For purposes of this RFP, a preliminary scope of work has been developed as in 586 Deming Road Exhibit 1 to prepare an updated phase I ESA and to address data gaps to complete the investigation of the site and to complete a phase III ESA. The prescribed work plan consists of a ground penetrating radar survey, installation of test borings in selected interior and exterior locations, installation of three additional monitoring wells, ground water sampling and preparation of reports. There are four existing monitoring wells at the site that will be used in this investigation and that will be included in the ground water sampling and survey.

For purposes of preparing the cost estimate, assume that sampling for PCBs and pesticides will be done with a hand auger, Geoprobe for the balance of the exterior samples, and floor coring and sampling beneath for the interior samples. Assume 4 days of drilling will be required, 2 for exterior work and 2 for interior work.

#### 73 Woodlawn Road Background

The subject site is a 2.56 acre property located at 73 Woodlawn Road, Berlin, CT improved by a 25,405 square foot building (Figure 1). The site was initially developed in the mid 1960's and the building was expanded to the existing structure by the 1970's. The site was first occupied by the Dukon Corporation, a manufacturer of plastics products using injection molding, from 1966 thru 1995. Allied Metals Products performed screw machine operations on-site from 1996 to 1999. Deburring Laboratories occupied the site from 1999 until recently. Deburring's operations included tumbling and hand-deburring of metal parts. The property is now owned by 73 Woodlawn LLC an entity that took title to the property through foreclosure in September 2014.

The site is in a GA ground water class area and public water and sewer are available. The property is located in a commercial/industrial area.

Environmental investigations and remediation have been conducted at the property since 1985. This work included Phase I Environmental Site Assessments (ESA), Phase II and other subsurface investigations (1986, 1992, 1993, 1995, 1996, and 2013), remediation in selected areas (1985 and 1996), and ground water monitoring (1988 and 1989 and 1997 through 1999). Two Form III Transfer Act filings have been made for the property (1996 and 1999).

The most recent Phase I ESA was conducted in September 2013. That study identified several Areas of Concern (AOCs) at the site. Three additional AOCs were added to this list based on information in previous reports. See Figure 2 (site plan) for locations.

AOC #	Name	Description/comments					
AOC-1	Southeastern corner of site	Area remediated in the 1980's.					
AOC-2	Former Injection Molding Operations	Eastern portion of building.					
AOC-3	Vapor Degreasing Room/Pit	40' x 20' x 8' deep concrete-lined pit located in eastern section of building					
AOC-4	Floor drain/utility trench in eastern portion of building	Along western wall in degreasing room.					
AOC-5	Chemical storage area in Shipping and Receiving area	Southwestern portion of building interior.					
AOC-6	Tumbling Room	Northwestern portion of building.					
AOC-7	Current and former air compressors	Southwestern portion of building (current) and shed (former).					
AOC-8	Loading docks	Off southwestern portion of building.					
AOC-9	Transformers	Two (2) transformers located off northwestern and southwestern corners of building.					

AOC #	Name	Description/comments			
AOC-10	Catch basins (4)	In parking lot and eastern portion of site.			
AOC-11	Drainage ditch – former cooling water towers	Located along southern property line. Coolers formerly located off southeastern corner of building. Concrete pads remain.			
AOC-12	Site-wide ground water				
AOC-13	Former above ground waste oil storage tanks (ASTs) – two (2)	Located in current Shipping and Receiving area, western portion of building interior.			
AOC-14	Deburring area	Central portion of building.			
AOC-15	Former drum storage area	Northeastern portion of building interior.			

Additional investigations are required at the site to meet the requirements for site characterization pursuant to the Connecticut Department of Energy and Environmental Protection's *Site Characterization Guidance Document*. For purposes of this RFP, a preliminary scope of work has been developed as outlined in 73 Woodlawn Road Exhibit 1 and Table 1 to address data gaps to complete the investigation of the site. The prescribed work plan consists of installation of test borings in selected interior and exterior locations and installation of one additional monitoring well north of the building. There are nine (9) existing monitoring wells at the site that will be used in this investigation and that will be included in the ground water sampling and survey (Task 4).

For purposes of preparing the cost estimate, assume that four (4) days of drilling will be required (one day for exterior work and three days for interior work using suitable drilling rigs). Borings within former degreasing pit will require hand coring/sampling due to access limitations within the pit. Borings in some exterior locations (e.g., drainage swale, rear transformer) that are inaccessible to a rig would be advanced through holes cut into the concrete floor using hand augers or equivalent procedures. The Scope of Work also includes evaluation of background metals in site soils from locations outside of Areas of Concern at the site. Consultants are encouraged to review all documents made available pertaining to this RFP to develop an understanding of the environmental conditions at the site and assess the need for additional site characterization. The goal of the work plan developed for this site under this assessment grant is to complete the characterization of the site in order to determine appropriate actions required for closure under the existing Transfer Act filings.

General instructions: Additional investigations are required at the site to meet the requirements for site characterization pursuant to the Connecticut Department of Energy and Environmental Protection's *Site Characterization Guidance Document*. All laboratory testing should conform to the CT DEEP's Reasonable Confidence Protocols

(RCP) and be conducted by a CT- certified analytical laboratory. Consultants should use this scope of work to develop and provide lump sum costs as indicated. The proposals must include a breakdown of man-hours and subcontractor/laboratory costs for each task to allow the Town to compare each firm's fees and costs. The final scope of work will be developed by the selected firm in consultation with the Town of Berlin.

Copies of pertinent reports are available on CD from Jim Mahoney, Economic Development Director, <u>jmahoney@town.berlin.ct.us</u>, (860) 828-7005.

## **SUBMISSION REQUIREMENTS:**

In order to be considered for consulting work pursuant to this request for proposals, firms must return the following items prior to 1 PM. on January 23, 2015 to Town Manager, Town of Berlin, 240 Kensington Road, Berlin, CT. Consultants may respond to provide services at either or both of the sites. Fee proposals should be separated by site.

- 1. A letter of interest.
- 2. A fee proposal responding to the scope of work stated herein. Consultants may submit proposals for either or both sites.
- 3. A general statement of qualifications. Proposed sub-consultants should be clearly identified.
- 4. Information on specific experience with similar environmental consulting projects, particularly those involving funding from the State of Connecticut.
- 5. Demonstration of experience in designing cost effective environmental remediation and demolition projects given both the initial cost and the long term monitoring cost.
- 6. A list of the specific staff proposed to be assigned to the project.
- 7. A list of references.

**LICENSING:** Staff employed by the awarded consultant must hold and submit copies of pertinent licenses.

**RESPONSE DATE:** All letters of interest and qualification packages must be received and stamped in at the Town Manager's Office, Room 3, 240 Kensington Road, Berlin, CT no later than 1 PM on January 23, 2015.

**SITE VISIT:** Consultants are invited to visit the sites on January 12. Site access will be provided from 10 AM to noon at 73 Woodlawn and from 1 - 3 PM at 586 Deming Road.

**SELECTION PROCESS**: A consultant selection committee formed by the Town will review the qualifications and fee proposals, interview firms and recommend one or more firms to the Berlin Town Council which will make a final selection of the successful Consultant for this project.

**TOWN CONTACTS:** Any requests for information pertaining to this RFP prior to the submission date must be directed to the Town's Economic Development Director, Jim Mahoney at 240 Kensington Road, Berlin.

The following individuals may be contacted at the Town:

Jim Mahoney, Economic Development Director (860) 828-7005

#### Exhibit 1 – 586 Deming Road Scope of Work

#### Phase I Environmental Site Assessment

Complete a Phase I ESA for the site in accordance with ASTM 1527-13. It is not anticipated that new AOCs will be identified as a result of the Phase I ESA, but if identified these would be added to the Phase III ESA Scope of Work.

#### Phase III ESA

Complete a Phase III ESA for the site in accordance with Connecticut Department of Energy & Environmental Protection (CTDEEP) Site Characterization Guidance Document and Reasonable Confidence Protocols. A complete Phase III ESA will not require additional subsequent characterization and will provide sufficient understanding of the environmental condition to evaluate the need for remediation and to design a remedial approach. For purposes of this RFP we have included the following preliminary scope of work based on available information for the site:

- Conduct a ground penetrating radar survey to locate the former septic system, leaching field, and possible dry well.
- Soil sampling complete 28 soil borings in areas of concern and collect 28 subsurface soil samples for laboratory analysis of contaminants of concern. Collect 6 surface soil samples for analysis of pesticides
- Sediment sampling collect 10 sediment samples along bank of Mattabassett River for analysis of PCBs and pesticides.
- Groundwater sampling install 3 additional groundwater monitoring wells. Collect groundwater samples from newly installed and existing groundwater monitoring wells (total 7) for contaminants of concern using EPA Low Flow Protocols.
- Complete groundwater elevation survey to determine flow direction.
- Prepare a comprehensive Phase III Environmental Site Assessment report.

Attached Table provides the borings, wells, and analytical parameters anticipated for each area of concern.

Area of Concern		Description	Constituents of Concern (COCs)	Sample Collection		
1	Grinding Sludge Disposal Area	Metal grinding sludge disposed of in 3 separate areas on the western and southern portions of the site	RCP Metals, VOCs, ETPH, PCBs, and SVOCs	Soil – 10 (and SPLP RCP Metals analysis on the 3 samples with highest mass analysis results)		

2	On-site Dumpster	Dumpster located by loading dock was used to store municipal waste and metal grinding sludge.	RCP Metals, VOCs, ETPH, PCBs, and SVOCs	Soil - 2
3	Virgin Oil Storage Area	Area inside building at loading dock where drums of lubricating oils were stored.	RCP Metals, VOCs, ETPH, and PAHs	Soil - 2
4	Grinding Sludge Storage Area	Central portion of manufacturing/process area inside building where drums of grinding sludge were stored.	RCP Metals, VOCs, ETPH, PCBs, and SVOCs	Soil - 2
5	Spent Chrome Plate Solution Storage Area	Along central portion building - interior back wall of original structure where chrome plating operations occurred.	RCP Metals, VOCs, Cyanide	Soil - 2
6	Exterior Transformer	Located exterior to the west side of the building and owned and operated by CL&P. According to CL&P this transformer was installed circa 1987 and does not contain PCBs	N/A	0

7	Empty Drum Storage Area	Central portion of manufacturing/process area inside building where empty drums were stored.	RCP Metals, VOCs, ETPH, and SVOCs	Soil - 2
8	Waste Oil Drum Storage Area	Central portion of manufacturing/process area inside building where drums of waste oil were stored.	RCP Metals, VOCs, ETPH, PCBs, and SVOCs	Soil - 2
9	Former Septic System/Leach Field	Used between ~1960-1984. Reportedly located beneath eastside of building addition. Waste/Rinse water from operations potentially discharged to septic system.	RCP Metals, VOCs, ETPH, PCBs, and SVOCs	Soil - 4
10	Former #2 Fuel Oil UST	Located on north side of site. Was removed in 2013. Confirmatory sampling did not identify releases from UST.	N/A	0
11	Former DryWell	Location unknown. Potential waste water disposal discharge to reported drywell	RCP Metals, VOCs, ETPH, PCBs, and SVOCs	Soil - 2

12	PCBs and Pesticides in Sediment	Four sediment samples collected from rear of site along Mattabessett River by Weston in 1995. PCBs identified in one of the four samples.	PCBs and Pesticides	Sediment: 3 upstream, 3 downstream, and 4 at site along bank
13	Pesticides in Site soils	Pesticides detected in sediment at site along Mattabassett River by Weston in 1995 were suggested to be from the site.	Pesticides	Soil: 6 surface soil samples from site
14	Groundwater	Four groundwater montioring wells installed by Halley & Aldrich in 1991. Previous groundwater sampling events identified metals including nickel and chromium at concentrations below RSRs.	RCP Metals, VOCs, ETPH, PCBs, and SVOCs	Install 3 new wells on western and southern portions of site. Collect groundwater samples from the new wells and the four existing wells

Table Notes:

ETPH = Extractable Total Petroleum Hydrocarbons via Department of Public Health Approved Method.

PAHs = Polycyclic Aromatic Hydrocarbons via EPA Method 8270

PCBs = Polychlorinated Biphenyls via EPA Method 8082 with soxhlet extraction

Pesticides = EPA Method 8081

RCP Metals = Reasonable Confidence Protocol Metals (mass analysis)

RCP SPLP Metals = Reasonable Confidence Protocol Metals via Synthetic Precipitate Leaching Procedure

SVOCs = Semi-volatile Organic Compounds via EPA Method 8270

VOCs = Volatile Organic Compounds via EPA Method 8260

## 73 Woodlawn Road General Scope of Work

## Task 1. Preliminary Activities

- Field markout of test boring and monitoring well locations.
- Contact CT Call-Before-You-Dig (CBYD).
- Screen interior drilling locations and exterior locations as necessary by a private utility markout service.
- Prepare Health & Safety Plan pursuant to OSHA 1910.120.

## Task 2. Installation of Test Borings and Monitoring Well

- Includes interior and exterior locations as listed on Table 1.
- Assume three (3) days for interior drilling and one (1) day for exterior drilling using appropriate drilling rigs.

## Task 3. Installation of Hand-cored Interior Borings

• Assume one (1) day for installation of borings through concrete floor within the former degreasing pit using hand-operated equipment.

## Task 4. Survey and Sampling of Monitoring Wells

- Assume nine (9) existing wells and one (1) newly installed well.
- Sampling by low flow procedures.
- Survey of well datum elevations.

## Task 5. Laboratory Analysis

• Performed by CT-certified analytical laboratory using Reasonable Confidence Protocols (RCP).

## Task 6. Data Analysis and Report

• Report to include maps, figures, text and be suitable for submission to the CT DEEP as necessary.

Further details are provided in 73 Woodlawn Road Table 1, Figure 1 and Figure 2, Attached

#### Table 1. Scope of Work Former Deburring Laboratories 73 Woodlawn Road Berlin, CT

Soils				No.	No. of		Laboratory Analyses					
	AOC #	Interior/exterior	Test Boring	Hand	Test B	Borings	VOCs	СТ	RCRA total	RCRA metals	PCBs	PAHs
Area of Concern			Depth (ft.)	Borings	Interior	Exterior	EPA 8260	ETPH	metals	by SPLP	8082	8270
Southeastern corner of site	1	ext	20	-	-	5	10	10	-	-	-	5
Former Injection Molding Operations	2	int	10	-	4	-	8	8	-	-	-	4
Vapor Degreasing Room/Pit	3	int	15	-	8	-	16	8	-	-	-	4
Utility trench in eastern portion of building	4	int	10	-	2	-	4	4	2	1	-	2
Chemical storage area in Shipping and Receiving	5	int	10	-	2	-	4	4	2	1	-	2
Tumbling room	6	int	10	2	8	-	8	8	8	4	-	-
Current and former air compressors	7	int	10	-	4	-	4	4	-	-	2	-
Loading docks	8	ext	15	-	-	4	8	8	4	2	-	2
Transformers	9	ext	5	-	-	2	-	2	-	-	2	-
Catch basins (4)	10	ext	2	4	-	-	4	4	4	2	-	4
Drainage ditch – former cooling water towers	11	ext	2	8	-	-	8	8	8	-	-	-
Site-wide ground water	12	-	-	-	-	-	-	-	-	-	-	-
Former waste oil ASTs	13	int	-	-	3	-	6	6	3	2	-	3
Deburring area	14	int	-	-	4	-	4	4	4	2	-	-
Former drum storage area, NE corner of building	15	int	-	-	4	-	4	4	4	2	-	4
Background metals	-	ext	10	-	-	4	-	-	8	4	-	-
			lotals	14	39	15	88	82	47	20	4	30
Ground Water						No Wells	VOCe	СТ	BCBA total			
						No. Wens	EPA 8260	ETPH	metals			
New wells						1	1	1	1			
Existing wells						9	9	9	9			
QA/QC:												
trip	1					-	1	-	-			
duplicate	1					-	1	1	1			
			Totale			10	12	11	11			
			Totals			10	12					
							<u>n</u>					
Notes: interior borings in AOC-3 (Vapor Degreasing Pit) inaccessible to drilling rig and will require coring through concrete floor and hand sampling.												
Borings (2) in former air compressor shed will also	require har	nd coring/sampling	g. Other inter	ior locati	ons genera	ally accessi	ble with sm	all/prtal	ole Geoprob	e rig or equivale	nt.	
PCB analysis using Soxhlet extraction method.												
Exterior hand borings using hand auger or equivalent.												



