



Town of Easton

225 Center Road, Easton, Connecticut 06612

www.eastonct.gov

203-268-6291 FAX 203-268-4928

Request for Proposals *for* Environmental Site Assessment

Offers Due: 3:00 PM on February 22, 2024

Submission of Proposals

In Person: Town Hall
First Selectman's Office
225 Center Road
Easton, CT 06612

Mail: Town Hall
First Selectman's Office
225 Center Road
Easton, CT 06612

Email: gfiore@eastonct.gov

Questions please call 203-268-6291

Request:

The Town of Easton requests written proposals (Proposals) from qualified entities and individuals to perform a Phase II Environmental Site Assessment (ESA) of the principal site, and options to perform a Phase II ESA of a contiguous site or Peer Review of a previously conducted Phase II ESA of the contiguous site. The assessment(s) shall be conducted in accordance with ASTM E1903-19 and the CT DEEP Site Characterization Guidance Document.

Purpose:

The purpose of the Phase II ESA is to collect sufficient information to determine whether or not a release of any contaminants of concern (COC) has occurred at the site and/or the contiguous site through the use of the conceptual site modeling approach. The assessment should be conducted with the understanding that the site will be redeveloped following the purchase of the contiguous site, upon which they are to be consolidated into one site. The redevelopment will include a renovation of the existing building within its current footprint, a new septic system, relocation of the stormwater drainage system, and associated site grading (primarily fill soil).

Property Location:

The property of the principal site is located at 448 Sport Hill Road, Easton, CT 06612. The current use of the site is for the Easton Volunteer Emergency Medical Service. The site is approximately 0.52 acres in size and is owned by the Town of Easton.

The property of the contiguous site is located at 444 Sport Hill Road, Easton, CT 06612. The site is currently vacant, is approximately 0.43 acres in size, and is privately owned. There is a Phase I Environmental Site Assessment completed for this property and is available for review by contacting Town staff. Information regarding the principal site is available in this assessment as well.

Proposal Contents:

Proposers are asked to provide the following information in their Proposal:

- Company/Individual Description, Experience, and Ability
- References (minimum 3) from recent projects
- Scope of Work
- Detailed Cost Estimate, including estimate hours of work and approximate number of hours for each task.
 - Broken down to BASE BID, OPTION 1, and OPTION 2
- Proposed Timeline

Scope of Work:

1. BASE BID: Phase II ESA of the principal site – all tasks shall be carried out in close accordance with the CT DEEP Site Characterization Guidance Document and the associated supplemental guidance.

Task 1 – Phase II Sampling & Analysis Plan and Health & Safety Plan

- Develop a plan for boring locations, depths, sampling depths, sampling parameters and methods. The plan shall include sampling of soil, groundwater and soil vapor.
- As required by OSHA, the Proposer will prepare a Health & Safety Plan (HASP) for the Phase II ESA investigation activities.

Task 2 – Field Investigation

- Proposer shall obtain information on the location of underground utility pipes and cables in the area of the proposed work site using Call Before You Dig services. Other on-site underground structures and service (i.e. septic system components) shall be located and protected from damage.
- Geoprobe borings and associated samples shall be taken to evaluate the presence, extent, and magnitude of potential contamination in the soil and groundwater. This shall include soil, soil vapor, and groundwater sampling, analysis, and documentation.
- For cost estimating purposes, three (3) soil borings to a maximum depth of 25 feet below the ground surface and installation of one (1) groundwater monitoring well. The proposer should assume three (3) soil samples, one (1) groundwater sample, and one (1) soil vapor sample shall be submitted to the laboratory for analysis of all COC's.

Task 3 – Phase II Investigation Report

- Proposer shall provide a Phase II Investigation Report detailing the minimum criteria identified in the CT DEEP Site Characterization Guidance Document. If appropriate, provide recommendations for further investigation to address data gaps associated with evaluating whether a release has occurred (a supplemental Phase II investigation) or delineating the nature and extent of a release (a Phase II investigation).

2. OPTION 1: Phase II ESA of the contiguous site– all tasks shall be carried out in close accordance with the CT DEEP Site Characterization Guidance Document and the associated supplemental guidance.

Task 1 – Phase II Sampling & Analysis Plan and Health & Safety Plan

- Include this contiguous site with the principal site and complete task as identified above.

Task 2 – Field Investigation

- Include this contiguous site with the principal site and complete task as identified in the BASE BID.
- For cost estimating purposes, an additional four (4) soil borings to a maximum depth of 25 feet below the ground surface and installation of one (1) additional groundwater monitoring well shall be added to the BASE BID.

- The proposer should assume four (4) additional soil samples, two (2) additional groundwater sample, and one (1) additional soil vapor sample shall be submitted to the laboratory for analysis of all COC's.

Task 3 – Phase II Investigation Report

- Include this contiguous site with the principal site and complete task as identified in the BASE BID.
3. OPTION 2: Provide a Peer Review of a Phase II ESA previously conducted by the property owner for the contiguous site. The review shall focus on the appropriateness of the testing methodology and the interpretation of the test results. Additionally, the Phase II Investigation Report shall be reviewed against the requirements and recommendations set forth in the CT DEEP Site Characterization Guidance. The previously conducted Phase II ESA Investigation Report will be made available upon execution of this option and is not available for review as part of this request.

Proposal Evaluation Criteria:

Proposals will be evaluated on these criteria:

- Cost of services
- Qualifications and experience of individuals who would perform the work
- References from recent projects
- Timeline to complete the scope of services

The Town reserves the right to:

- Accept and reject any and all Proposals and/or parts thereof,
- Negotiate modifications of Proposals submitted
- Negotiate terms and conditions with Proposers which are different than those specified in this RFP
- Discontinue, suspend, or abandon the proposed environmental assessment work at any time
- Amend or withdraw this RFP at any time

The selected Proposer will be required to submit proof of insurance. It is the responsibility of the Proposer to obtain any necessary governmental permits and/or submit any required reports. The Town is not liable for any expenses incurred by any Proposer in relation to the preparation or submittal of a Proposal or in responding to any further request for interviews, additional data, etc.