

Request for Proposal (RFP) Clean Soil Placement Covering Impacted Soil

**Former Lempco Industries Site
New Lexington, Perry County, Ohio**

Property Background and History

The approximately 9.14-acre subject property is located at 526 south Main Street in New Lexington, Perry County, Ohio (see *Figure 1- Site Location Map*). The property was originally developed as a grocery warehouse prior to 1926. From the mid-1940s until the facility was vacated in March of 2004, the site operations produced metal reamers and die sets used in equipment and machines for manufacturing in the automotive industry.

The Property is currently undergoing partial demolition and preparation for mixed used (restricted residential and commercial) redevelopment.

Project Owner / Contact Information

The property is privately owned, but the Village of New Lexington is the Project Owner and has an access agreement for the purpose of conducting remedial actions necessary to complete No Further Action (NFA) in accordance with the Ohio EPA Voluntary Action Program (VAP). The Environmental Consultant working on behalf of the Project Owner is Brownfield Restoration Group, LLC (BRG).

Project Owner Representative

Heidi Milner
Brownfield Project Coordinator
Village of New Lexington
215 S Main St
New Lexington, OH 43764
(740) 704-6281
Heidi.Milner@newlexingtonohio.gov

Environmental Consultant

Jon Wheatley
Brownfield Restoration Group, LLC
1000 S. Cleveland Massillon Road, Suite 106
Akron, Ohio 44333
(330) 668-4600 ext. 105
jonwheatley@brgroupllc.com

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Proposed Project

Procure clean soil from an off-site source (certified to be clean by the Environmental Consultant), transport it to the site, place and grade the soil over the targeted area (approximately 109,910 square feet) to create a minimum two-foot-thick layer of clean soil, and seed/mulch the area to establish vegetative cover. Refer to *Figure 2 – Two-Foot Soil Cover Area* for the area of the property targeted for this remedial action.

Regulatory Oversight

This project is participating in the Ohio EPA's Voluntary Action Program (VAP) and the proposed remedial work will be relied upon in support of a No Further Action (NFA) Letter.

Funding

This project is being funded by a brownfield remediation grant administered by the Ohio Department of Development (ODOD).

Prevailing Wages

The work described herein is subject to applicable Ohio Prevailing Wage Rates and Labor Standards.

Bid Evaluation

Bids will be reviewed and evaluated by the Environmental Consultant on behalf of the Project Owner and a recommendation for selection as the Remediation Contractor will be based on the lowest and best responsive bidder. The costs for each line item will be compared using uniform bid quantities to determine the lowest apparent bidder. Final selection will be at the sole discretion and judgment of the Project Owner - Village of New Lexington.

Invoicing and Payment Process

The contract for this scope of work will be between the selected Remediation Contractor and the Village of New Lexington. Draft invoices must be submitted to the Environmental Consultant for review and must contain all required supporting documentation. Upon review and preliminary approval by the Environmental Consultant, invoices will be forwarded to the Village of New Lexington for final approval and payment. The remediation contractor will not be entitled to receive payment for invoiced items that are improperly or insufficiently supported.

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Pre-Bid Site Inspection

Access to the site to inspect layout and conditions will only be available on Friday, May 17, 2024, at 9am with the Project Owner Representative, Heidi Milner (contact information provided above). The portion of the site targeted for soil cover operations is readily accessed off West Brown Street (see *Figure 1- Site Location Map*).

Scope of Work

Please provide a cost proposal using the attached bid form for the construction of a minimum of 2-foot clean soil cover over the targeted portion of the site as described in the following elements of work:

1. Contact OUPS and be responsible for properly protecting all utilities that may be present at the site.
2. Mobilize all equipment and personnel necessary to perform the specified work at the site.
3. Prepare and implement a site-specific Health & Safety Plan. The soil contractor will be responsible for the health and safety of its workers and for securing the work site with respect to health and safety matters.
4. Prepare, obtain, maintain, and implement the requirements of all necessary permits/approvals for the site activities. This includes, but is not limited to, a Storm Water Pollution Protection Plan (SWPP).
5. Identify an off-site source of clean soil for import to the site. The soil must be virgin and must be able to support grass vegetative cover. The proposed clean soil source must be identified as part of the bid submittal and will be evaluated as part of the bid review. If it is suspected, at the sole discretion of the Environmental Consultant that the fill source may have been historically impacted by potential contamination and/or may not support grass vegetative cover, it will be rejected for use at the site and may be cause for the bid to be rejected (unless an acceptable alternative clean fill source at the same cost can be timely identified by the bidder). Acceptable timeliness for identifying an alternative clean fill source, if necessary, will be determined at the sole discretion of the Project Owner (Village of New Lexington).

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6. Prepare the site for placement of minimum two-foot clean soil cover, including silt fence placement, SWPPP control measures, and any other permit/work requirements. In order to accommodate a relatively uniform/level final site grade, a two-foot soil cut along northern edge of fill placement must be made and the spoil from the cut must be spread onsite immediately to the south of the cut (see *Figure 3 – Schematic of Soil Cut Area*).
7. After site preparation and before importing any clean soil to the site, the Contractor will allow sufficient time (minimum one week) to accommodate the performance of a topographic survey by a registered Professional Surveyor provided by the Environmental Consultant to document the beginning elevation of the targeted soil cover area.
8. Import, place and grade clean soil over the targeted portion of the site as shown on attached *Figure – Two-Foot Soil Cover Area*. The approximate volume of soil to be imported and placed on the site is estimated as follows:

$$\begin{aligned}\text{Volume} &= \text{Area} \times \text{Depth} \\ &= 109,910 \text{ ft}^2 \times 2.0 \text{ feet} \\ &= 219,820 \text{ feet}^3 \\ &= 8,141 \text{ yards}^3\end{aligned}$$

The Environmental Consultant will field-locate the lateral limits of the targeted clean soil cover and will confirm minimum placement of two feet of clean soil cover thickness over the targeted area based on the before/after survey performed by a Professional Surveyor (provided by the Environmental Consultant). The lump sum payment for imported/placed clean soil cover over the targeted area will be based on this quantity (8,141 cubic yards) multiplied by the cost per cubic yard provided in the bid for this line item. If additional area to be covered with two feet of clean soil is added to the project by the Environmental Consultant, compensation for the additional area will be based on the volume of the soil cover area added (i.e., added area multiplied by the required minimum two-foot depth) multiplied by the bid line-item per cubic yard unit rate for clean soil import/placement. ***Note: clean soil cover must be placed to the minimum thickness at all locations across the soil cover area (not an average). Also, no additional compensation will be provided for clean soil cover thickness exceeding the minimum required two feet of thickness.***

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9. Provide seed and straw for stabilization of the backfill. Vegetative grass cover must be established to demonstrate project completeness prior to final invoice/payment for the work.

Questions / Bid Submittal

Questions may be submitted to the Project Owner Representative contact provided above prior to **4:00 p.m., May 22, 2024**. Answers to questions received prior to this deadline will be provided in writing and will be sent to each prospective bidder via email. Bids for this clean soil cover project must be submitted in a SEALED Envelope to the Project Owner Representative by **10:00 a.m., May 31, 2024, at which time the bids will be opened and read aloud.**

Sealed bid will be received at:

Heidi Milner-LEMPCO SOIL COVER PROJECT

215 S. Main Street

New Lexington, Ohio 43756

Attachments

- Bid Form – Clean Soil Placement Covering Impacted Soil
- *Figure 1 – Site Location Map*
- *Figure 2 – Two-Foot Soil Cover Area*
- *Figure 3 - Schematic of Soil Cut Area*

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BID FORM

1. Mobilization/Demobilization

This item includes the mobilization and demobilization of all necessary equipment, labor, and material to complete the entire remediation contractor scope of work.

\$ _____ /Lump Sum

2. Health and Safety Plan, SWPPP, Permits

This line item includes the preparation and implementation of a site-specific Health & Safety Plan as well as all costs associated with obtaining, implementing, and maintaining any permits (e.g., preparation/submittal/approval of a SWPPP) necessary to carry out the scope of work.

\$ _____ /Lump Sum

3. Site Preparation

This line item includes the cost of all necessary equipment, labor, and material to prepare the site for placement of the minimum 2-foot clean soil cover including, but not limited to, providing site security and warning signs around the construction site, installing erosion control measures, and any other actions required by applicable regulations or permits. In addition, this line item also includes the work necessary to complete the two-foot soil cut along northern edge of fill placement to accommodate a relatively uniform/level final site grade.

\$ _____ /Lump Sum

4. Procurement, Loading, Transportation, Placement, Grading of Clean Soil Cover

The lump sum portion of this line item includes all costs associated with the procurement, loading, hauling, placement, and grading of clean soil from an approved offsite source to provide the minimum 2-foot clean soil cover over the targeted soil cover area (109,910 ft.²) of the site.

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The unit rate (per cubic yard) will be the cost for providing additional clean soil cover outside of the targeted soil cover area, as may be requested by the Environmental Consultant.

\$_____ /Lump Sum

\$_____ /Cubic Yard

5. Seed and Straw

This item includes all costs related to seed and straw stabilization upon completion of soil placement. Grass vegetative cover must be established prior to receiving payment for this line item.

\$_____ /Lump Sum

PROJECT GRAND TOTAL \$_____

BID FORM/PROPOSAL PREPARED BY:

(Company Name)

(Authorized Company Representative - Signature)

(Date)

(Authorized Company Representative – Printed)

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ACKNOWLEDGEMENT OF ADDENDA (if any)

Addendum #1

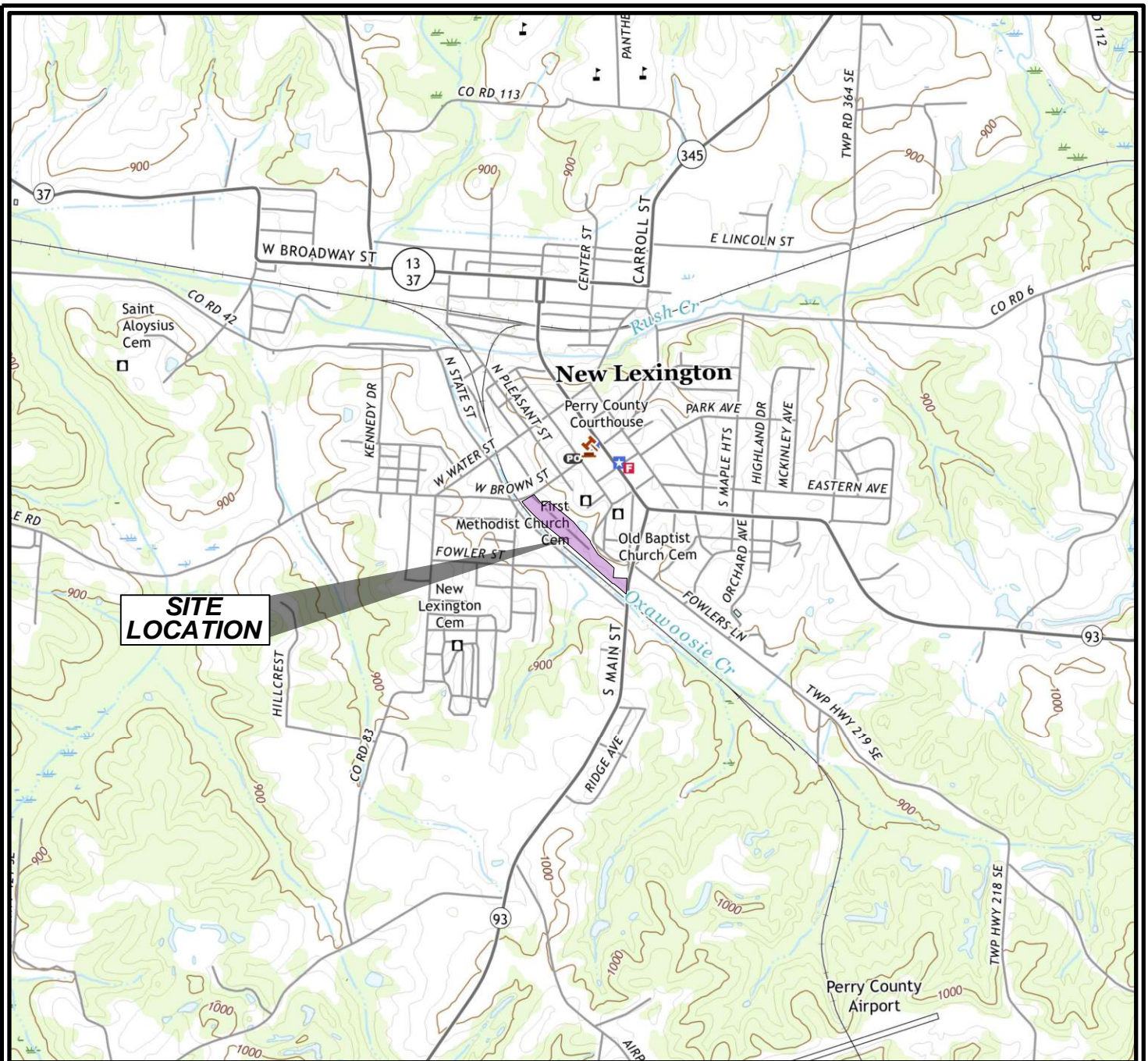
(Authorized Company Representative - Signature)

(Date)

Addendum #2

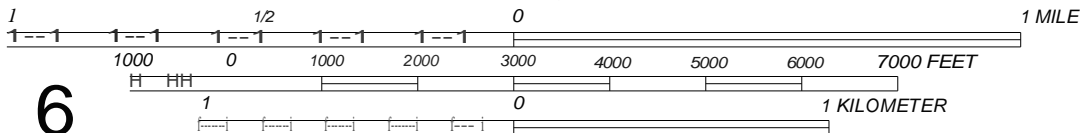
(Authorized Company Representative - Signature)

(Date)



**SITE
LOCATION**

SCALE 1:24,000



6




CONTOUR INTERVAL 20 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1988



QUADRANGLE
LOCATION

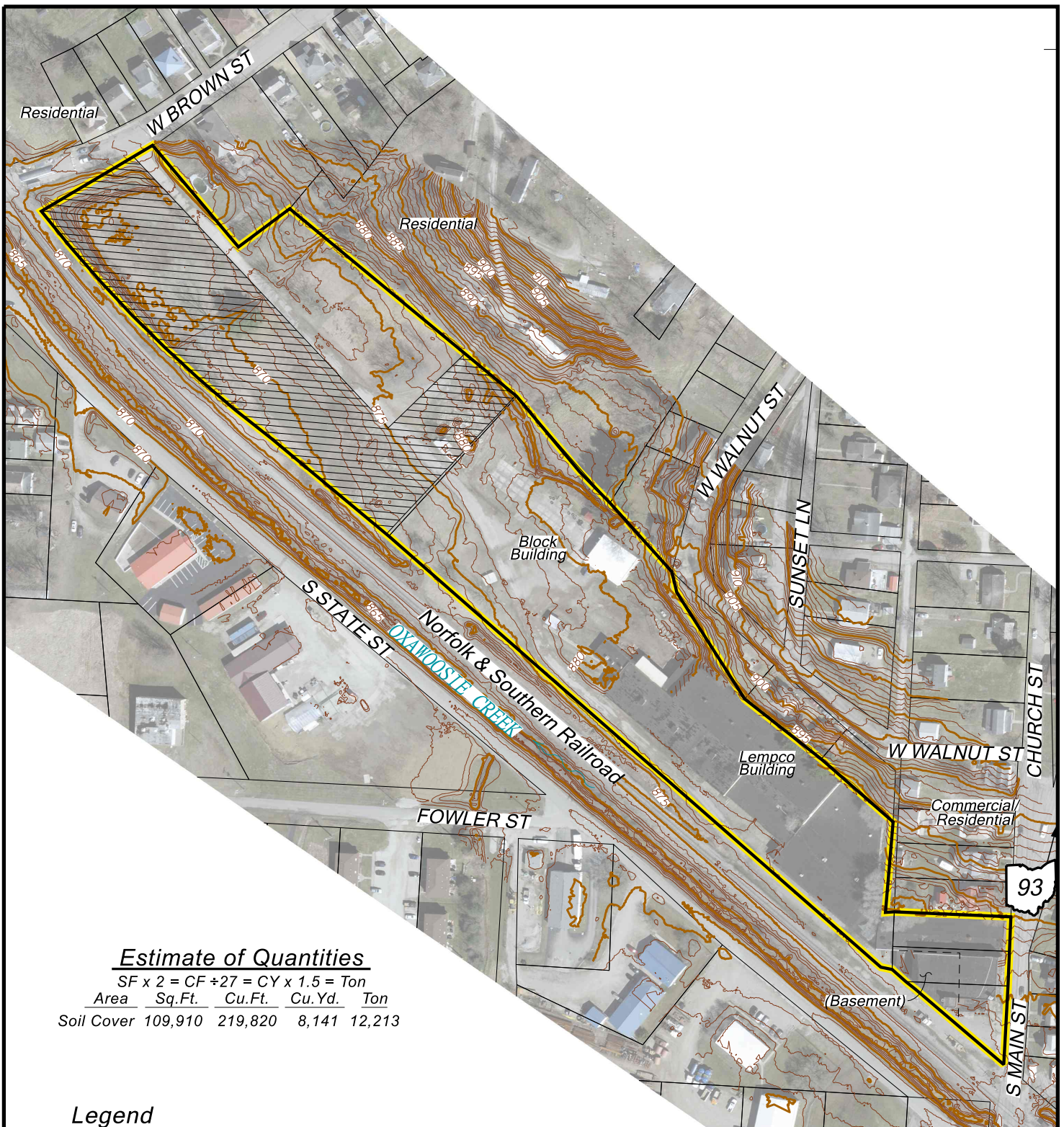
GEOGRAPHIC COORDINATE-
LATITUDE: N. 39° 42' 38.17"
LONGITUDE: W. 82° 12' 32.82"
HORIZONTAL DATUM: NAD83

	BROWNFIELD RESTORATION GROUP, LLC	1000 S. Cleveland-Massillon Rd. Suite 106 Akron, OH 44333 Phone: (330) 668-4600 Fax (330) 668-8464
	<p>Figure 1 - Site Location on U.S.G.S. Topographic Map</p>	

USGS 7.5 MINUTE SERIES (U.S. TOPO)
QUADRANGLE:

NEW LEXINGTON, OHIO 2019

<p>Former Lempco Industries 526 S Main Street, New Lexington, Ohio 43764</p>		
Prepared by: U.S.G.S.	Date: August 2022	Project No. 21062



Estimate of Quantities

$SF \times 2 = CF \div 27 = CY \times 1.5 = Ton$

Area	Sq.Ft.	Cu.Ft.	Cu.Yd.	Ton
Soil Cover	109,910	219,820	8,141	12,213

Legend

- Subject Property
- Minimum Two-foot of Clean Soil Cover

Notes

- 1) Property Lines are from the Perry County GIS department dated August 2022.
- 2) Aerial Image is a 6 Inch County Mosaic dated 2021 from OGRIP.
- 3) 1 foot ground contour is from Lidar data dated 2021 from OGRIP.



1000 S. Cleveland-Massillon Rd.
 Suite 106
 Akron, OH 44333
 Phone: (330) 668-4600
 Fax (330) 668-8464

Figure 2 - Two-Foot Soil Cover Area

Former Lempco Industries
 526 S Main Street, New Lexington, Ohio 43764

Prepared by: J. Smith Date: April 2024 Project No. 21062