

# TOWN OF VERNON, CT



***Mayor Daniel A. Champagne***

Administrative Offices  
14 Park Place  
Vernon, CT 06066  
860-870-3670

## **REQUEST FOR QUALIFICATIONS AND PROPOSALS**

**#1060 – 02/17/2015**

for

***Environmental Site Assessment, Hazardous Building  
Material Survey & Remedial Action Plan preparation of  
the former Amerbelle Mill Property, Vernon CT.***

---

---

## INTRODUCTION

The town of Vernon is seeking statements of qualifications and proposals to provide additional environmental assessment required to support a comprehensive Remedial Action Plan (RAP) and to complete a Hazardous Building Material Survey at the former Amerbelle Mill complex (the 'Site') located at the intersection of East Main (State Route 74) & Grove (State Route 31) Streets in the Rockville section of Vernon, Connecticut. Brooklyn Street bisects the Site. This project is being funded by the State of Connecticut Department of Economic and Community Development Remedial Action and Redevelopment Municipal Grant Program. The ultimate use of the property has not been determined at this point; however, the Town's goal is to prepare the property for redevelopment. This may include residential, commercial, retail, or light industrial use or a mix thereof.

## MANDATORY MEETING AND SITE INSPECTION

The Town of Vernon will hold a mandatory meeting on Thursday, February 5, 2015 at 10:00 a.m. in the Town Hall Memorial Building, 14 Park Place, Vernon, CT 06066 in the 3<sup>rd</sup> Floor, Council Chambers. The meeting will be followed by a Site inspection. The Site inspection is not mandatory, but this will be the bidders' sole opportunity to inspect the property. The mill was vacated in 2012 and most equipment has been removed. **Hazards exist throughout the facility; therefore, all bidders that participate in the site inspection must have the following health and safety equipment: steel-toed and-shanked boots, hard hat, safety glasses, and a flashlight.** All bidders participating in the Site inspection will be asked to sign a waiver of liability provided by the Town of Vernon.

The Town of Vernon will accept questions at the meeting and site inspection. Answers to these questions will be provided to the bidders in an addendum to be posted on the town's website. Additional questions can be directed to the Town of Vernon's Economic Development Coordinator Shaun Gately at [sgately@vernon-ct.gov](mailto:sgately@vernon-ct.gov) until Monday, February 9, 2015 at 5:00 p.m. The town of Vernon will respond to all questions via the town's website <http://www.vernon-ct.gov/legal-notices> by Wednesday, February 11, at 5:00 p.m.

## REQUIREMENTS FOR RESPONDENTS

The Town of Vernon will accept qualifications and proposals from firms experienced in subsurface environmental assessment, hazardous building material evaluation, and RAP preparation.

In order to be considered for consulting work pursuant to this request firms must include the following items in their submission:

1. Proposed scope of work
2. Provide Qualifications and experience (on similar projects) of personnel to be assigned to the project team
3. Ability to provide the services within proposed project schedule time constraints
4. The firm's awareness of projects issues, opportunities and constraints
5. Quality and performance of past services
6. Hourly fees and expense schedule

7. Professional references
8. A fee proposal responding to the scope of work stated from item 1 above
9. Insurance coverage
10. Quality Control measures

All respondents should provide three (3) hard copies of proposals which should be submitted in a sealed envelope, clearly marked ***“BID DOCUMENT - RFQ/RFP #1060 - 02/17/2015 Environmental Site Assessment, Hazardous Building Material Survey & Remedial Action Plan preparation of the former Amerbelle Mill Property,”*** on the outside of the envelope, to:

Town of Vernon  
Mr. John D. Ward, Town Administrator  
Memorial Building  
14 Park Place, 3rd Floor, Vernon, CT 06066

**by 11:00 a.m. on February 17, 2015;** at which time proposals shall be opened and read aloud publicly. **E-mailed or faxed bids will not be accepted.**

Qualifications and proposals will be reviewed by the town’s Selection Committee. Interviews may be required. The selected firm must meet all municipal, state and federal AA and EEO practices and requirements. MBEs/WBEs/SBEs are encouraged to apply. The Town reserves the right to reject any or all proposals in whole or in part, to award any one service or group of services or all services, to negotiate with any or all companies submitting proposals, and to enter into an agreement with any company for any services mentioned in this RFQ/RFP if it is deemed to be in the best interest of the Town.

**CONFIDENTIALITY:** The town of Vernon is subject to the requirements of the Freedom of Information Act. If a respondent believes the information contained in its proposal should be treated as confidential, that material shall be clearly marked. The Town shall endeavor to protect confidential materials from disclosure to non-Town employees or contractors to the extent required by State or Federal law. In no event will the Town be responsible for the inadvertent disclosure of a response to this RFQ/RFP.

## **OBJECTIVES/ DELIVERABLES**

### **TASK 1. FILL EXISTING DATA GAPS AND COMPLETE PHASE III SITE INVESTIGATION:**

The purpose of this Phase III investigation is to define the nature, degree, and extent of the releases identified during the Phase II or other site investigations. The environmental professional will use the Phase III information to further refine the Conceptual Site Model (CSM) and, if necessary, to determine if remedial actions are required to achieve compliance with the Remediation Standard Regulations (RSRs) and to provide sufficient data to develop a Remedial Action Plan (RAP). The complete Phase III investigation will achieve the following:

- Provide an understanding of the site conditions which control the migration of substances at each release area by assessing the transport properties of the environmental media (soil, sediment, groundwater, surface water, soil vapor, and indoor air) and subsurface structures through which contaminants may travel;

- define the three-dimensional extent and distribution of substances associated with each release;
- evaluate how the distribution and concentration of Chemicals of Concern (COCs) may change with time; and
- Identify receptors and describes how the current or future extent and concentration of such COCs may affect human health or the environment.

At the conclusion of the Phase III investigation, the environmental professional should have a sufficient understanding of the environmental system, which requires knowledge of site geology, hydrogeology, chemistry and fate of COCs and, where appropriate, ecology to evaluate potential risks to human health and the environment and to evaluate the need for remediation and to design a remedial approach.

#### **TASK 2. COMPLETE A HAZARDOUS BUILDING MATERIAL ASSESSMENT**

This task applies to the identification and pre-demolition abatement measures for hazardous materials present on and in the Site buildings. It includes, but is not limited to, the following:

- Asbestos-containing building materials,
- Lead-based paint,
- PCBs (present within fluorescent light ballasts, hydraulic systems, or building materials; electrical transformers have been removed from the property),
- Mercury-containing devices (e.g., mercury switches, thermometers, thermostats, lamps), and
- Residual oil and/or hazardous materials left on-Site (e.g., fuel oil, finishing & wastewater treatment chemicals).

#### **TASK 3. CREATE A REMEDIAL ACTION PLAN**

At the conclusion of the Phase III investigation, the environmental professional should have a sufficient understanding of the environmental system, which requires knowledge of site geology, hydrogeology, chemistry and fate of COCs and, where appropriate, ecology to evaluate potential risks to human health and the environment and to evaluate the need for remediation and to design a remedial approach.

The awardee will prepare a Remedial Action Plan (RAP) in accordance with DEEP requirements, including Licensed Environmental Professional approval and all applicable public notice requirements. The Remedial Action Plan must include a summary of Phase III assessment activities performed under this scope of work pursuant to preparation of the plan.

The RAP must also include a detailed cost estimate to address each AOC.

## ACCESS TO EXISTING REPORTS

The following existing environmental reports can be accessed at the following Town of Vernon webpage:  
<http://www.vernon-ct.gov/legal-notice>.

- GeoDesign, Inc.: *Phase II Environmental Assessment*, Amerbelle Corporation, February 2004.
- GeoDesign, Inc.: *Phase I Environmental Site Assessment*, Amerbelle Corporation, March 2004.
- Metcalf & Eddy, Inc.: *Field Task Work Plan for Amerbelle Textiles*, Revision 1, October 2005.
- Metcalf & Eddy, Inc.: *Target Brownfields Assessment Report, Amerbelle Textiles*, August 2006.
- Fuss & O'Neill, Inc.: *Quality Assurance Project Plan Addendum-Supplemental Phase II/Limited Phase III Environmental Site Assessment, Amerbelle Corporation*, November 2008.
- Fuss & O'Neill, Inc.: *Limited Phase II/Limited Phase III Environmental Site Assessment, Amerbelle Textiles*, December 15, 2009.

## PROJECT SCHEDULE

The Town of Vernon expects to award the bid by Tuesday, February 24, 2015 at 5:00 p.m. **The selected contractor will be required to provide all deliverables with itemized cost estimates no later than Friday, May 29, 2015.**

## CONTRACT AWARD

The Town of Vernon will award this contract to a qualified contractor based on the overall ranking of the firm by the selection committee and the fairness and reasonableness of the proposed fee.

All proposals will be subject to review by the Town's selection committee, the Connecticut Department of Economic and Community Development and the Connecticut Department of Energy and Environmental Protection.

---

---

## DELIVERABLES DESCRIPTION

### TASK #1

#### FILL EXISTING DATA GAPS AND COMPLETE PHASE III SITE INVESTIGATION

Previous environmental assessments identified a total of 21 Areas of Concern (AOCs, a/k/a Recognized Environmental Conditions, RECs) at the Site. The site plans included within Appendix A depict AOC locations. Previous investigators opined some of these AOCs require no further investigation or remedial measures. This task requires additional subsurface investigation activities in accordance with the DEEP: Site Characterization Guidance Document, December 2010 Revision, to characterize the degree and extent of soil and groundwater pollution at the Site sufficiently to support preparation and submittal of a Remedial Action Plan that complies with applicable DEEP regulatory requirements along with any additional state and federal Brownfields requirements. The bidder must determine the appropriate level of additional assessment required for each AOC based on review of previous environmental reports.

These environmental AOCs apply to known or potential contamination of environmental soil, groundwater, surface water, sediment, or soil vapor and do not include potential hazards from construction materials (e.g., asbestos, lead paint, mercury switches, residual oils, and equipment containing polychlorinated biphenyls [PCBs]).

#### REFERENCED ITEMS (PREVIOUS REPORTS AND APPLICABLE LAWS & REGULATIONS)

- Department of Economic and Community Development: Bidding, Contracting & Construction Guidelines for State Programs, November 2011 Revision.
- DEEP: Site Characterization Guidance Document, December 2010 Revision.
- Connecticut Transfer Act (Public Act 85-562, as subsequently amended by Public Acts 87-147, 95-193, and 96-113), codified at CGS §§ 22a-134a through 22a-134j.
- Connecticut Remediation Standard Regulations (RCSA 22a-133k-1 through 22a-133k-3), effective June 30, 1996, revised June 27, 2013.
- GeoDesign, Inc.: Phase II Environmental Assessment, Amerbelle Corporation, February 2004.
- GeoDesign, Inc.: Phase I Environmental Site Assessment, Amerbelle Corporation, March 2004.
- Metcalf & Eddy, Inc.: Field Task Work Plan for Amerbelle Textiles, Revision 1, October 2005.
- Metcalf & Eddy, Inc.: Target Brownfields Assessment Report, Amerbelle Textiles, August 2006.
- Fuss & O'Neill, Inc.: Quality Assurance Project Plan Addendum-Supplemental Phase II/Limited Phase III Environmental Site Assessment, Amerbelle Corporation, November 2008.
- Fuss & O'Neill, Inc.: Limited Phase II/Limited Phase III Environmental Site Assessment, Amerbelle Textiles, December 15, 2009.

#### METHODS & MATERIALS

The awardee will ensure assessment protocols and laboratory analytical methods comply with applicable state and federal requirements including, but not limited to, Environmental Protection Agency (EPA) SW-846 Methodology or other industry standard analytical methods as applicable, pertinent EPA and DEEP

guidance and Reasonable Confidence Protocols. Employees will be trained in applicable EPA and Occupational Safety & Health Administration (OSHA) requirements for assessing releases of oil and/or hazardous material and retain documentation of same prior to beginning work at the Site.

**REQUIRED SUBMITTALS**

The awardee will provide a completed Phase III Site Investigation Report in both hardcopy and electronic/digital format, in accordance with DEEP requirements, including Licensed Environmental Professional approval and all applicable public notice requirements.

**METHOD OF MEASUREMENT**

The method of measurement for assessment and preparation of a Phase III Site Investigation Report will be based on a well-articulated scope of services. Each bidder must provide a detailed description of their assessment plan for each AOC including but not limited to number of borings, monitoring wells, number and type of analytical tests per media type, and cost.

**BASIS OF PAYMENT**

The Contract price for this Task shall include all necessary work and material to complete the task including, but not limited to permits, equipment, health and safety equipment and supplies, consumable supplies, and laboratory analyses. Prices shall also include estimated timeframe and quantity of hours necessary to complete work. The Town requests pricing per AOC with the assumption that all known AOCs will be assessed under the bidders well defined scope of work.

**TASK #2**

**INSPECTION & IDENTIFICATION OF HAZARDOUS BUILDING MATERIALS  
 FOR ALL BUILDINGS ON THE SUBJECT PROPERTIES.**

**DESCRIPTION**

This task applies to identification and pre-demolition abatement measures for hazardous materials present on and in the Site buildings. It includes, but is not limited to, the following:

- Asbestos-containing building materials,
- Lead-based paint,
- PCBs (present within fluorescent light ballasts, hydraulic systems, or building materials; electrical transformers have been removed from the property),
- Mercury-containing devices (e.g., mercury switches, thermometers, thermostats, lamps), and
- Residual oil and/or hazardous materials left on-Site (e.g., fuel oil, finishing & wastewater treatment chemicals).

The awardee will perform or sub-contract inspection of the facility for hazardous materials, collect samples for laboratory analysis, and prepare an inspection report. This task also includes preparation of an abatement cost estimate broken down by building number. The following table represents planned demolition as of this writing.

BUILDING #	DEMOLITION LIKELY	LIKELY TO REMAIN	FUTURE UNKNOWN
1			■
2	■		
3			■
4			■
5			■
6		■	
7	■		
8	■		
9		■	
10	No Building 10 present		
11		■	
12		■	
13	■		
14	■		

### **METHODS & MATERIALS**

The awardee will ensure inspection and testing procedures comply with all requirements of the EPA, OSHA, DEEP, local building officials, and any other body with regulatory authority. Reporting will comply with applicable local, state & federal regulations and established industry reporting methods.

### **REQUIRED SUBMITTALS**

The awardee will prepare and submit, in both hardcopy and electronic/digital format, an Inspection Report for each building upon receipt of analytical data. The contents of the reports will form the basis for the abatement plan. All reports must include abatement cost estimates for their respective buildings.

### **METHOD OF MEASUREMENT**

The method of measurement for inspection and reporting will be based on the well-articulated scope of services provided by the bidder.

### **BASIS OF PAYMENT**

The Contract price for inspection of the Site buildings for hazardous materials shall include all necessary work and material to complete the task including, but not limited to permits, equipment, health and safety equipment and supplies, and laboratory analyses.

Each bidder must provide a detailed description of their assessment plan for each specific building. This must include the number of samples of each media type per building. The Town requests pricing per building with the assumption that all buildings will be assessed under the bidders well defined scope of work.

## **TASK #3**

### **CREATE A REMEDIAL ACTION PLAN**

#### **DESCRIPTION**

At the conclusion of the Phase III investigation, the environmental professional should have a sufficient understanding of the environmental system, which requires knowledge of site geology, hydrogeology, chemistry and fate of COCs and, where appropriate, ecology to evaluate potential risks to human health and the environment and to evaluate the need for remediation and to design a remedial approach.

The awardee will prepare a Remedial Action Plan (RAP) in accordance with DEEP requirements, including Licensed Environmental Professional approval and all applicable public notice requirements. The Remedial Action Plan must include a summary of Phase III assessment activities performed under this scope of work pursuant to preparation of the plan.

The RAP must also include a detailed cost estimate to address each AOC.

#### **METHODS & MATERIALS**

The awardee will ensure assessment protocols and laboratory analytical methods comply with applicable state and federal requirements including, but not limited to, Environmental Protection Agency (EPA) SW-846 Methodology or other industry standard analytical methods as applicable, pertinent EPA and DEEP guidance and Reasonable Confidence Protocols. Employees will be trained in applicable EPA and Occupational Safety & Health Administration (OSHA) requirements for assessing releases of oil and/or hazardous material and retain documentation of same prior to beginning work at the Site.

#### **REQUIRED SUBMITTALS**

The awardee will provide a Remedial Action Plan in both hardcopy and electronic/digital format, in accordance with DEEP requirements, including Licensed Environmental Professional approval and all applicable public notice requirements. The table included within Appendix B provides the suggested format for this documentation

The Remedial Action Plan must include a summary of additional Phase III assessment activities performed under this scope of work pursuant to preparation of the Plan. The RAP must also include a detailed cost estimate to address each AOC.

#### **METHODS OF MEASUREMENT**

The method of measurement for assessment and preparation of a Remedial Action Plan will be based on a well-articulated scope of services.

#### **BASIS OF PAYMENT**

The Contract price for this Task shall include all necessary work and material to complete the task including, but not limited to permits, equipment, health and safety equipment and supplies, consumable supplies.

## APPENDIX A

---

---

- **2009 SITE PLAN FROM FUSS & O'NEILL**
- **2004 SITE PLAN FROM GEODESIGN, INC.**

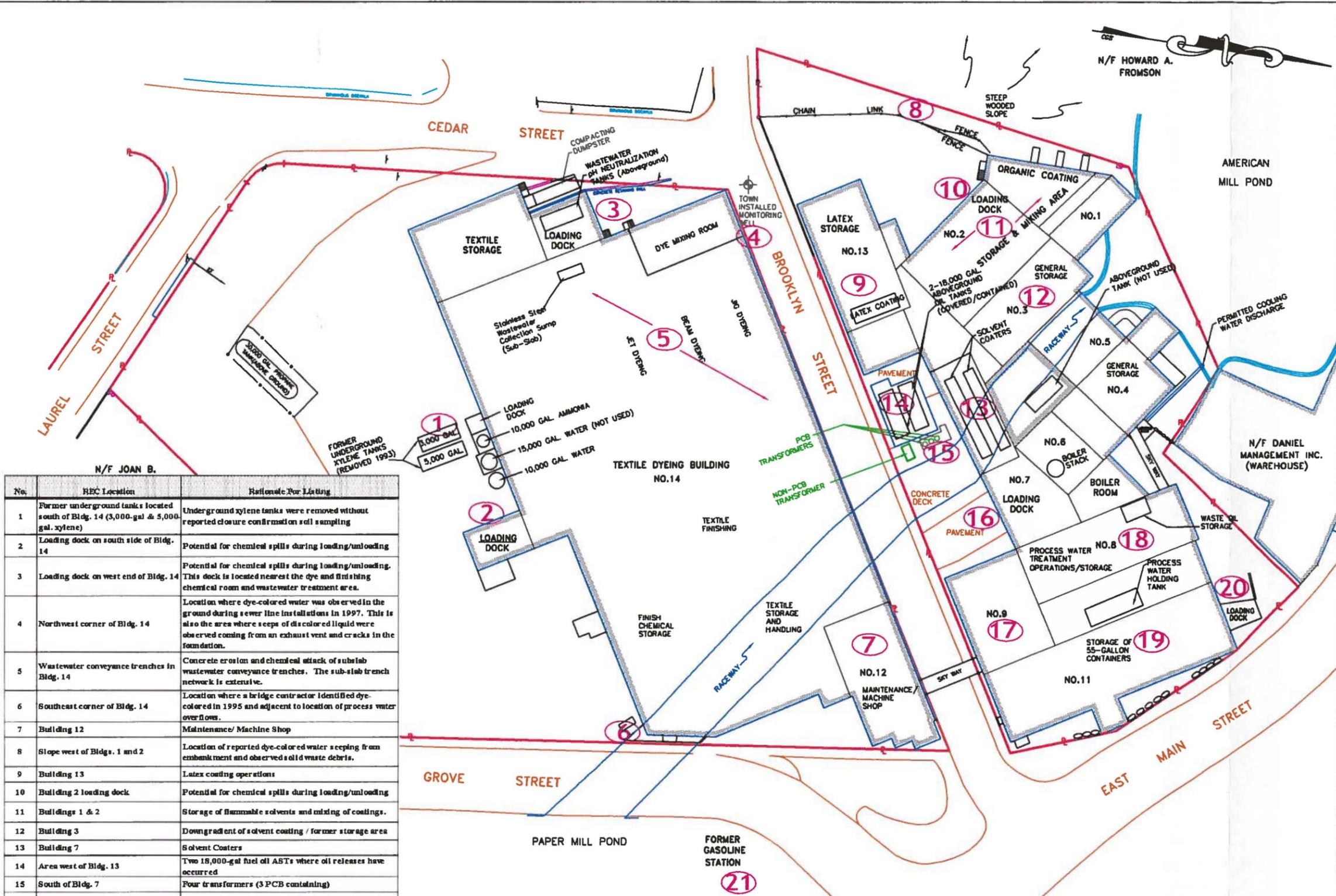


ACAD FILE No. M:\CL\553\003\SITE PLAN.DWG

No.	REC Location	Rationale For Listing
1	Former underground tanks located south of Bldg. 14 (3,000-gal & 5,000-gal. xylene)	Underground xylene tanks were removed without reported closure confirmation on soil sampling
2	Loading dock on south side of Bldg. 14	Potential for chemical spills during loading/unloading
3	Loading dock on west end of Bldg. 14	Potential for chemical spills during loading/unloading. This dock is located nearest the dye and finishing chemical room and wastewater treatment area.
4	Northwest corner of Bldg. 14	Location where dye-colored water was observed in the ground during sewer line installations in 1997. This is also the area where seeps of discolored liquid were observed coming from an exhaust vent and cracks in the foundation.
5	Wastewater conveyance trenches in Bldg. 14	Concrete erosion and chemical attack of subslab wastewater conveyance trenches. The sub-slab trench network is extensive.
6	Southeast corner of Bldg. 14	Location where a bridge contractor identified dye-colored in 1995 and adjacent to location of process water overflows.
7	Building 12	Maintenance/ Machine Shop
8	Slope west of Bldgs. 1 and 2	Location of reported dye-colored water seeping from embankment and observed solid waste debris.
9	Building 13	Latex coating operations
10	Building 2 loading dock	Potential for chemical spills during loading/unloading
11	Buildings 1 & 2	Storage of flammable solvents and mixing of coatings.
12	Building 3	Degradation of solvent coating / former storage area
13	Building 7	Solvent Coaters
14	Area west of Bldg. 13	Two 18,000-gal fuel oil ASTs where oil releases have occurred
15	South of Bldg. 7	Four transformers (3 PCB containing)
16	Bldg. 7 Loading Dock	Potential for chemical spills during loading/unloading
17	Building 9	Former Dye Storage
18	Building 8	Former Belding Bros. Dye House
19	Building 11	Reported location of former Amerbelle dye operations and present chemical storage
20	Bldg. 11 Loading Dock	Potential for chemical spills during loading/unloading
21	Across Grove Street from Bldg. 14	Former gasoline station located across Grove Street southeast of the site

**LEGEND**  
 8 - LOCATION OF RECOGNIZED ENVIRONMENTAL CONDITION (REC) DESIGNATION

**NOTES:**  
 BASE MAP PROVIDED BY GARDNER & PETERSON ASSOCIATES, ENTITLED "PLAN OF LAND PROPOSED FOR AMERBELLE CORPORATION, VERNON, CT." DATED 3-17-95. ORIGINAL SCALE: 1" = 40'.  
**SOURCES:**  
 Plan of Land - Rockville, Conn. owned by The Estate of Lafayette Keeney Scale 1 in. = 40' ft. August 28, 1944. Merrill & Sears Civil Engineers Springfield - Mass.  
 Lands of M.T. Stevens & Sons Co. Heclanum Mills. Rockville, Conn. New England Property. Surveyed Sept. 1934. Scale: - 40 feet = 1 inch. C.H. Bancroft, Surveyor.



DATE	
BY	
DESCRIPTION	
REV. No.	
 <b>GECO CORPORATION</b> GEOTECHNICAL ENGINEERS • ENVIRONMENTAL CONSULTANTS 984 SOUTH FORD ROAD • MIDDLETOWN, CONNECTICUT 06762 TELEPHONE: (203) 758-8836 FACSIMILE: (203) 758-8842	
SCALE IN FEET 1" = 60' 0' 30' 60' 120'	
<b>RECOGNIZED ENVIRONMENTAL CONDITIONS</b> <b>AMERBELLE CORPORATION</b> <b>104 EAST MAIN STREET</b> <b>VERNON, CONNECTICUT</b>	
PROJECT No.	553-003
FIGURE No.	3
DRAWN BY: SMC	REVIEWED BY: TFC