



City of Concord, New Hampshire

PURCHASING DIVISION

COMBINED OPERATIONS & MAINTENANCE FACILITY

311 NORTH STATE STREET

CONCORD, NH 03301

(603) 230-3664 FAX: (603) 230-3656

www.concordnh.gov/Purchasing

August 19, 2011

ADDENDUM NUMBER TWO

RFP04-12

ENGINEERING SERVICES FOR ENVIRONMENTAL CLEANUP OF THE FORMER ALLIED LEATHER TANNERY COMPLEX

TO ALL FIRMS OF RECORD: This addendum forms a part of and modifies the bidding and contract documents and technical specifications for the project named above. The following changes, additions and clarifications are made to the original Contract Documents:

1. **Mandatory pre-proposal meeting sign-in sheet.** The sign-in sheet from the mandatory pre-proposal meeting held on Thursday, August 18, 2011 is attached for your review and records.
2. **City's US EPA Cleanup Grant Applications:** Per the request of those present at the pre-proposal meeting, the City has **attached*** copies of its US EPA Cleanup Grant applications for #27, #31, and #35 East Street (recently renamed to Canal Street by the Concord City Council on August 8, 2011) for your review and records. Note, because the site is comprised of three (3) parcels, the City was required to file three (3) separate grant applications. Upon award, the City US EPA rounded the total of the City's applications to \$600,000.
3. **Local Knowledge Requirement:** Item 9C "Local Knowledge" on Page 14 of the RFP is hereby clarified as follows. Specifically, Consultants must demonstrate within their proposals that they are familiar with the site, the City's ongoing efforts to redevelop the site, as well as the City's preliminary redevelopment plans for the site once cleanup is completed. They must also demonstrate familiarity with cleanup activities undertaken to date as well as ongoing monitoring activities or existing regulatory restrictions on the site. Previous experience working at the site is not a prerequisite for Consultants making proposals in response to this RFP.
4. **US EPA Accounting Requirements:** As discussed during the pre-proposal meeting, although the US EPA has awarded \$600,000 for the project, the City is limited to spending \$200,000 at each of the three parcels which comprise the site. For the purpose of the Engineering Consultant Contract, the City will not require the Consultant to allocate its specific costs to each parcel. Rather, for simplicity, the City will allocate the total Consultant costs equally among the three (3) parcels. However, for bid specifications and subsequent contracts for the cleanup contractor, the Consultant will be

required to structure the bid documents so as bidders shall provide separate bids for the scopes of work associated with each of the three parcels.

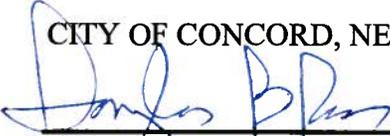
5. **Clarification of Analytical Expenses for Waste Materials and Confirmatory Soil Sampling and Analytical:** Per Item 6(g)(b) on page 11 of the RFP, the selected Consultant shall be responsible for designing and implementing confirmatory sampling regiment for the project (including taking all samples and completing related analytical at a lab of the Consultant's choice). The cost of confirmatory sampling shall be charged directly to the City by the Consultant.
6. **Status of Section 106 Review (National Historical Preservation Act) work at the site:** In accordance with the City's grant agreement, the US EPA is responsible for completing the Section 106 review for this project. Consultants are hereby advised that multiple historic inventories have been completed for the property previously and that copies of the 2002 and 2004 Historic Inventory updates are **attached*** to this Addendum for your review and records. The City does not anticipate that the outcome of the Section 106 process for this grant (which is currently underway) will impact cleanup plans for the site.
7. **2004 Remedial Action Plan ("RAP") & 2007 RAP Closeout Report:** Per the request of those firms in attendance at the mandatory pre-proposal meeting, **attached*** are copies of the 2004 Remedial Action Plan and 2007 Remedial Action Plan Closeout Report for your review and records. Note the City has not included all tables and exhibits for each of these documents due to the size of both reports. However, we believe enough information has been provided in the attached documents to adequately inform prospective Consultants of the history of environmental issues and cleanup activities undertaken at the site.
8. **Map of Foundation Slabs:** A map of all buried foundation slabs, denoting approximate square footages, is **attached*** to this Addendum. According to borings completed in May 2009 to delineate extent of Chromium soils, foundation slabs range in thickness from 6" to 18". The City has an AutoCAD file of the property's boundaries and slab locations which will be provided to the successful Consultant to aid with development of bid specifications.
9. **Conceptual Redevelopment Plan:** A copy of the conceptual redevelopment plan shown in the PowerPoint presentation for the site is **attached*** to this Addendum for your review and records.
10. **2009 Sub Slab Due Diligence Report & Boring Logs:** Per the request of those present at the pre-proposal meeting, the City has **attached*** to this Addendum a copy of the May 2009 final sub-slab drilling and due diligence report completed by ECS for your review and records. The report includes boring logs and analytical data for soil samples related to Chromium soils to be removed as part of this project.
11. **Boring Logs / Geotechnical Analysis:** Please note that the Groundwater Management Permit Application as previously provided as part of Addendum #1 and the May 2009 Sub-Slab Boring Report **attached*** to this Addendum 2 includes boring logs which should provide sufficient information to prospective Consultants about soil / geotechnical conditions at the property as well as groundwater elevations at the property. Please note

that boring logs within the August 2007 Groundwater Management Permit Application reference elevations prior to demolition of the Penacook Mill and associated filling of the site – which raised the overall elevation of the property in certain areas by approximately 4 to 8 feet – during summer 2008.

12. **Status of Current Groundwater Management Permit Contract:** In 2007, the City secured a Groundwater Management Permit for the premises. The permit requires biannual groundwater monitoring during April and August of each year. This current five (5) year permit expires on December 5, 2012. At this juncture, it is the City's intention to allow its current environmental engineer to complete its contract through the expiration of the current GWMP in December 2012. If, at that time, additional GWMP services are required for the site, the City will engage the selected Consultant for such services. All this said, Consultants are still required to provide pricing for Item 6(j) on Page 12 of the RFP for modification of the existing GWMP if required due to the City's project. The City anticipates that such modifications – if so required by the NHDES – will not be undertaken until after the final groundwater management report is filed for the property in late Fall 2012.
13. **Fee Proposals:** Consultants shall provide two (2) separate envelopes to the City when responding to this RFP. The first envelop shall contain the Consultants written proposal and shall be titled "RFP 04-12 ENVIRONMENTAL ENGINEERING SERVICES FOR CLEANUP OF THE FORMER ALLIED LEATHER TANNERY COMPLEX PROPOSAL" with name of the Consultant clearly noted on said envelope. The second envelope shall contain the fee proposal for the Allied Leather Project scope as well as schedule of normal and customary fees for "on-call" environmental consulting services, and shall be titled "FEE PROPOSAL RFP 04-12" with name of the Consultant.
14. **On Call Services Clarification:** The City reserves the right not to include hazardous building materials surveys as part of the award for on-call environmental consulting services. Hazardous building materials surveys typically include sampling for lead paint, asbestos, PCBs, heavy metals, and other similar materials within buildings or components of building systems (such as walls, flooring, roofing, light ballasts, thermostats, etc.)
15. **Consultants Interested in On-Call Services Contract Must Provide Proposal for Tannery Property:** Please be advised that all Consultants who wish to be considered for on-call consultant services must provide a full and complete proposal for the scope of work related to Allied Leather Tannery site.
16. **Consultant Interviews:** Interviews for short-listed firms will be held on September 29, 2011 at the City Council Chambers, 37 Green Street (2nd Floor), Concord, New Hampshire. Interview blocks have been tentatively scheduled for 9:30AM, 11:00AM, and 1:30AM. Interviews will last approximately one (1) hour. At this juncture, the City anticipates interviewing three (3) Consultants for the project, but reserves the right to expand or reduce the number of Consultants to be interviewed pending the quantity and quality of responses received to this RFP. Tentatively, the interview team will consist of the following individuals. Consultants are prohibited from contacting any members of the interview team to discuss this project, except Matt Walsh, in advance of interviews.
 - Dorrie Paar, US Environmental Protection Agency Brownfields Program, Region 1
 - Phil Bilodeau, Deputy Director, City of Concord General Services Department

- Ed Roberge, City Engineer, City of Concord Community Development Department
- Matt Walsh, Assistant for Special Projects, City Manager's Office

PLEASE BE ADVISED THAT THE CONTRACTOR MUST ACKNOWLEDGE RECEIPT OF ADDENDUM ONE AND TWO AS PART OF THE ENGINEER'S PROPOSAL SUBMISSION.

CITY OF CONCORD, NEW HAMPSHIRE

DOUGLAS B. ROSS
PURCHASING MANAGER

***All attachments are to be found at www.concordnh.gov/Purchasing. Select Bids & RFPs. Then select FY2012 Bids/Proposals. Then select RFP04-12.**

CITY OF CONCORD
PURCHASING DIVISION
MANDATORY PRE-PROPOSAL SIGN-IN SHEET
ENGINEERING SERVICES FOR ENVIRONMENTAL CLEAN-UP OF THE FORMER ALLIED LEATHER TANNERY COMPLEX
RFP NO. RFP04-12 DATE: AUGUST 17, 2011 TIME: 10:00 AM

ATTENDEES

| PRINTED NAME | COMPANY NAME (Representing) | TELEPHONE # (Including area code) | FAX # | E-MAIL |
|------------------------------------------------------------------------------------|----------------------------------------|--------------------------------------|-----------------------|-----------------------------------|
| 1. <u>DENG ROSS</u> | <u>CITY OF CONCORD - PURCHASING</u> | <u>(603) 230-3044</u> | <u>(603) 230-3656</u> | <u>dross@concordnh.gov</u> |
| <u>Mailing Address: 311 NORTH STATE STREET, CONCORD, NH 03301</u> | | | | |
| 2. <u>DORRIE PAAR</u> | <u>US EPA</u> | <u>617-918-1432</u> | <u>617-918-0432</u> | <u>paar.dorrie@epa.gov</u> |
| <u>Mailing Address: 5 FBST OFFICE SQUARE, SUITE 100, CORRO7-2 BOSTON, MA 02109</u> | | | | |
| 3. <u>BETHINA FAMES</u> | <u>Loureiro Engineering Associates</u> | <u>603-440-8645 (cell)</u> | <u>603-423-1010</u> | <u>becames@loureiro.com</u> |
| <u>Mailing Address: 10 Twin Bridge Road Unit 1-A, Merrimack, NH 03054</u> | | | | |
| 4. <u>Greg Catoldo, Woodard & Curran</u> | | <u>207-772-2112</u> | <u>207-772-6033</u> | <u>gcatoldo@woodardcurran.com</u> |
| <u>Mailing Address:</u> | | | | |
| 5. <u>Terry Campbell</u> | <u>Weston's Sampson</u> | <u>(603) 431-3937</u> | <u>(603) 433-4358</u> | <u>campbellt@wseinc.com</u> |
| <u>Mailing Address:</u> | | | | |
| 6. <u>Amber Ahles</u> | <u>GEI Consultants Inc</u> | <u>(781) 721-4000</u> | <u>(781) 721-4073</u> | <u>aahles@geiconsultants.com</u> |
| <u>Mailing Address: 400 Unicorn Park Drive, Woburn, MA 01894</u> | | | | |
| 7. <u>Nancy Milkey Tighe & Bond</u> | | <u>(413) 572-3273</u> | <u>(413) 568-9764</u> | <u>NEMILKEY@TIGHE</u> |
| <u>Mailing Address: 53 Southampton Rd, Westfield, MA 01085</u> | | | | |
| <u>BOND.COM</u> | | | | |

ATTENDEES

- | PRINTED NAME | COMPANY NAME
(Representing) | TELEPHONE #
(Including area code) | FAX # | E-MAIL |
|---------------------|--------------------------------------------------------------|--------------------------------------|----------------|--------------------------|
| 8. George Holt | Aries Engineering, Inc | 603.228.0008 | 603.226.0374 | gholt@aries-eng.com |
| Mailing Address: | 46 S Main St. Concord, NH 03301 | | | |
| 9. DAVID POLCARI | CDM | 603 222 8353 | 603 8353 | Polcari@cdm.com |
| Mailing Address: | 670 N. Commerce St Suite 201 Manchester, NH 03101 | | | |
| 10. Steve Low | ECS | 722 Rt 3A Ben, NH | 603 224-8871 | slow@ecscnsa.com |
| Mailing Address: | | | | |
| 11. BRYAN DEXTER | WorkWaste | (603) 423-0000 | (603) 423-1010 | brdexter@workwaste.com |
| Mailing Address: | 10 TWIN BRIDGE RD UNIT 1-A MERRIMACK, NH 03054 | | | |
| 12. JEFF McCULLOUGH | NOBIS | 603-224-4182 | | jmcullough@nobis.us.com |
| Mailing Address: | 18 Chenell Drive, Concord, NH 03301 | | | |
| 13. PETER GRIEM | HOYLE TANNER | 603-431-2520 | 603-431-8067 | PGRIEM@HOYLETANNER.COM |
| Mailing Address: | 130 Dow St, MANCHESTER, NH | | | |
| 14. James Gaynor | NE Environmental Services | (603) 856-8815 | 856-2810 | jamesgaynor@neadvice.com |
| Mailing Address: | 1 Tremont St Concord NH 03301 | | | |
| 15. Andrea Kenter | GeoInsight Inc. | (603) 614-0820 | 314-0821 | awkenter@geoinc.com |
| Mailing Address: | 186 Granite St. Manchester NH 03101 Suite B Third Floor | | | |

