

**Addendum #1**  
**Request for Proposal (RFP)**  
**Clean Soil Placement Covering Impacted Soil**

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

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**Addendum #1 Information**

This addendum to the Request for Proposal (RFP) for Clean Soil Placement Covering Impacted Soil at the Former Lempco Industries Site property is intended to provide potential bidders with relevant supplemental information and/or clarifications to information provided in the original RFP and at the Pre-Bid Meeting held at the site on May 17, 2024. Further direction based upon inquiries received and discussions held during the Pre-Bid Meeting is provided herein. Where appropriate, the attached Revised Bid Form reflects the information provided below. All bidders must use the Revised Bid Form for submitting a bid on this project. Please be advised that the bid submittal deadline date remains **10:00 a.m. Friday, May 31, 2024, and must be submitted in a SEALED Envelope to the Project Owner Representative.**

This addendum is comprised of the following primary components:

- Clarification regarding the site preparation, including the two-foot soil cut along the onsite roadways, and the drainage ditch bisecting the soil placement area, as well as updated remediation figures illustrating revisions to the targeted soil cover area;
- Additional information regarding the implementation of Erosion Control Matting (ECM) along the drainage ditch bisecting the soil placement area after clean soil placement has occurred;
- Revised Bid Form to account for the changes to the site preparation, including a line item for a day rate for providing additional two-foot soil cut work within the targeted soil cover area;
- Revised Bid Form for a lump sum cost to account for the implementation of Erosion Control Matting along the drainage ditch, including a line item for a unit rate for providing additional ECM, as may be requested by the Environmental Consultant; and
- Answers to Bidder's questions received by the question submittal deadline of May 22, 2024.

**Answers to Bidder's Questions:**

Pre-Bid Site Walk Questions:

1. Are you needing a clean fill statement from the source, or are you requiring analytical data? If so, what analytical is required to run and or needed?

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*Answer: Yes, as directed in the RFP, a proposed clean soil source must be identified as part of the bid submittal and will be evaluated as part of the bid review. A clean fill affidavit must be signed by the clean fill source owner and state that the fill source is virgin soil unimpacted by any potential release of contaminants. If we believe, at the sole discretion of the Environmental Consultant, that the fill may have been impacted we can require analytical testing for the target chemical of concern parameters to confirm the clean fill source meets applicable VAP Direct Contact Residential Soil Standards.*

Questions Received via Email:

2. Is there going to be a proposed grading plan with elevations in the addendum?

*Answer: There is no proposed grading plan with elevations for the project. Per the RFP, completion of the work will be to provide the minimum 2-foot clean soil cover over the targeted soil cover area to accommodate a relatively uniform final site grade. 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). **Note: clean soil cover must be placed to the minimum thickness at all locations across the soil cover area (not an average).***

3. Will there be an additional question period upon receiving the addendum? Will there be an extension to the bid due date?

*Answer: There will not be an additional question period and the bid due date will not be extended.*

4. A typical allowance for grading projects is +/- 0.1 ft. Since we cannot install less than 2 ft of cover soil, can the total billing quantity allow for a cover thickness of up to 2.1 ft (i.e., up to 8,548.55 CY)?

*Answer: There is no proposed grading plan with elevations for the project. Per the RFP, this is a lump sum payment for the import/placement of a minimum 2-foot clean soil cover over the targeted soil cover area to accommodate a relatively uniform final site grade based on the estimated quantity of 8,141 cubic yards. Bidders may target any clean soil*

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*quantity that ensures meeting the minimum 2-foot clean soil cove requirement, but payment will be a lump sum for this item.*

5. Can bids be submitted electronically?

*Answer: Bids must be submitted in a SEALED Envelope to the Project Owner Representative by 10:00 a.m. Friday, May 31, 2024.*

6. What are the payment terms?

*Answer: Payment terms are net 45-60 days.*

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**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 use (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](mailto: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](mailto: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.

**Proposal 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

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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.

**Pre-Bid Site Inspection**

Access to the site to inspect layout and conditions will only be available on Friday, May 17, 2024, at 9:00 a.m. 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

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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).

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 final site grade, a two-foot soil cut along the onsite roadways fill placements must be made and the spoil from the cut must be spread onsite immediately to the south of the roadway cut. Additionally, a two-foot soil cut along the drainage ditch bisecting the soil placement area must be made and the spoil from the cut must be spread to either side of the cut and the drainage ditch (see *Figure 3 – Schematic Cross Section of 2 Foot Soil Cut*).
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 estimated quantity (8,141 cubic yards) multiplied by the cost per cubic yard provided in the bid for this line

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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.***

9. In order to stabilize the clean soil placement covering in the drainage ditch, Erosion Control Matting (ECM, Temporary Rolled Erosion Control Product or equivalent product) will be placed along the drainage bed. The ECM will be placed over the clean fill placement and will not contribute to the two feet of clean soil requirement. The lump sum payment for ECM will be based on the area necessary to cover approximately 150 linear feet of the channel in an eight-foot wide swath (approximately 135 square yards). If additional area to be covered with ECM is added to the project by the Environmental Consultant, compensation for the additional ECM placement will be based on the square yards of ECM added multiplied by the bid line-item per square yard unit rate for ECM placement.
10. 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.



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**Questions / Proposal 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 placement 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**

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

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**REVISED 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 the onsite roadways fill placements and the drainage ditch (as shown on *Figure 2 – Two-Foot Soil Cover Area*) to accommodate a relatively uniform final site grade. The unit rate (per day) will be the cost for providing additional two-foot soil cut work within the targeted soil cover area (i.e., additional soil cuts to accommodate placement of the minimum 2-foot clean soil cover), as may be requested by the Environmental Consultant.

\$ \_\_\_\_\_ /Lump Sum

\$ \_\_\_\_\_ /Day

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**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.<sup>2</sup>) of the site. 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. Erosion Control Matting (ECM)**

The lump sum portion of this line item includes all costs associated with the necessary equipment, labor, and material to place Erosion Control Matting (ECM, Temporary Rolled Erosion Control Product or equivalent product) along the drainage ditch bisecting the soil placement area of the site (approximately 135 square yards of ECM). The unit rate (per square yard) will be the cost for providing additional ECM, as may be requested by the Environmental Consultant.

\$ \_\_\_\_\_ /Lump Sum

\$ \_\_\_\_\_ /Square Yard

**6. 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 \$ \_\_\_\_\_**

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**BID FORM/PROPOSAL PREPARED BY:**

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(Company Name)

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(Authorized Company Representative - Signature)

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(Date)

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(Authorized Company Representative – Printed)

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**ACKNOWLEDGEMENT OF ADDENDA (if any)**

**Addendum #1**

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(Authorized Company Representative - Signature)

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(Date)

**Addendum #2**

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(Authorized Company Representative - Signature)

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(Date)