

**REQUEST FOR PROPOSALS FOR DESIGN & ENGINEERING SERVICES INCLUDING
LICENSED REMEDIATION SPECIALIST**

Cheat River Rail-Trail Corridor – BAJ 3.0 to BAJ 11.7, Manheim to Caddell



Friends of the Cheat

**Friends of the Cheat
1343 North Preston Highway
Kingwood, WV 26537**

Issue Date: April 11, 2018

Questions Due in Writing: Friday, April 27, 2018 at 5:00pm EST

Submission Deadline: Tuesday, May 8, 2018 at 4:00pm EST

REQUEST FOR PROPOSALS FOR DESIGN SERVICES

Cheat River Rail-Trail Corridor – BAJ 3.0 to BAJ 11.7, Manheim to Caddell

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Summary

Friends of Cheat (FOC) is a 501(c)(3) non-profit organization located in Kingwood, West Virginia, dedicated to restoring, preserving, and promoting the outstanding natural qualities of the Cheat River watershed. FOC is working in partnership with the West Virginia State Rail Authority (WVSRA) to purchase and develop rail corridor formerly owned by CSXT for conversion to a non-motorized, recreational rail-trail. FOC seeks proposals from qualified consultant teams, including a WV Licensed Professional Engineer (PE) and Licensed Remediation Specialist (LRS), to provide design and engineering services for the development of a plans, specifications, and engineering package (PS&E) for the trail corridor identified as BAJ 3.0 and BAJ 11.7, Manheim to Caddell.

The Cheat River Rail-Trail project is funded in part by grants from the Federal Highway Administration's Recreational Trails Program administered by the West Virginia Department of Transportation, Division of Highways. Design and control of the project must be in conformance with the guidelines of the Recreational Trails Program and all applicable State and Federal Regulations. All work will be in accordance with all pertaining Federal and State laws, rules, and regulations.

Proposal Requirements

Signed proposals will be accepted until **4:00pm EST, on Tuesday, May 8th** and should include the following:

- Letter of interest;
- List of personnel involved in the engineering and remediation activities with descriptions of their qualifications and proof of certifications (PE, LRS, etc.);
- List and description of similar projects implemented in the last seven years, including specific experience with rail-trail design, railroad bridge design/conversion, contaminated soil remediation, familiarity with relevant WVDOH and WVDEP programs, and non-profit organizations;
- Proposed timeline – a timeline for review of existing documents, supplemental soil testing and analysis (as needed), delivering remedial action plan, delivering PS&E package, permitting support, and preparing bid specification and contract documents including construction cost estimate;
- List of at least three (3) organizational contacts, including names and phone numbers, to serve as references; and
- Any other relevant performance data.

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Location and Background

The site is a former railroad right-of-way owned by CSX Transportation, Inc. The project corridor is located south of Kingwood starting near Caddell Bridge (milepost 11.7, adjacent to Allegheny Wood Products) and runs south along the Cheat River approximately nine (9) contiguous miles parallel to the Cheat River and State Route 72 to Rowlesburg. The project site ends near milepost 3.0 adjacent to Greer Industries' Cheat River Limestone operations. The right-of-way averages 30 feet in width along the entire length of the site totaling approximately 137 acres. The site runs along the western side of the Cheat River on the northern portion and then crosses over the Cheat River via a bridge and runs along the eastern side of the Cheat River. Several tributaries of the Cheat River intersect the site. Areas adjoining the right-of-way are sloping toward the Cheat River. The site was developed as a railroad since at least 1907 and was formerly called the Morgantown and Kingwood Railroad and the Baltimore and Ohio (B&O) Railroad. CSX removed the railroad tracks in 2008. The site is mainly covered by gravel (ballast) and the remaining property is vegetated with grasses, shrubs, and trees or covered by outcrop and boulders. The corridor includes one significant trestle bridge 430 feet in length and 16 ½ feet in width and several smaller single span bridges across tributaries. A structural study of the trestle bridge, completed in 2010 is available for review, including CSXT engineering drawings from 1985. The corridor intersects FOC's "Preston Site" property near the northern side of the trestle bridge. This 18 acre site was formerly a preparation plant for Patriot Coal and was acquired by FOC in 2008 for future trailhead property. A professional survey, Phase I ESA, and percolation test have been performed at the Preston Site and are available for review. Creosote treated railroad ties still remain on portions of the rail corridor. Based on the analytical results, arsenic, indeno(1,2,3-cd)pyrene, dibenz(a,h)anthracene, naphthalene, carbazole, benzo(a)pyrene, benzo(a)anthracene, and benzo(b)fluoranthene were detected above their respective WV de Minimus Standards (Phase II ESA, May 2012). ESA documents and reports are available for review including Site Specific Sampling and Analysis Plans, Phase I and Phase II ESAs, Risk Assessment Report, and draft Remedial Action Work Plan.

Background reports and other resources available for viewing until May 4th at: <https://goo.gl/WfbKbw>

Project Scope

The selected consultant team will complete sampling and develop the plan to remediate contaminated soils. They will complete a trail design PS&E package including plans to convert bridges for non-motorized travel (foot, bike, ski, equestrian, etc.) to meet FSTAG and OSHA compliance. The consultant will prepare bid documents and assist in the hiring of a contractor to perform soil remediation and trail construction.

The specific objectives of this scope of work are to:

1. Soil Sampling, Analysis, and Development of Remediation Plan

- For the northern most 0.6 miles of corridor (BAJ 11.1-11.67) - soil sampling and analysis in accordance with CSXT's Exhibit B requirements and transmission of data to the CSXT environmental division for acceptance;
- Review existing site assessment data and reports to determine and recommend the most effective and cost-efficient approach to remediate contaminated soils in conjunction with trail construction through capping, natural barriers, and/or soil removal to minimize or eliminate exposure to recreational trails users;

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2. Design of Cheat River Rail-Trail

- Based upon the selected plan of action for soil remediation and construction of the rail-trail, prepare a full plans, specifications, and engineering (PS&E) package suitable for bidding including preparation of the construction cost estimate and legal advertisement;
- Support FOC staff in the drafting and submission of all required permits for construction which may include but is not limited to: ACOE 404/401, FEMA Flood Plain, WVDEP NPDES construction stormwater, WVDOH construction entrance, SHPO Section 106/Phase I, USFS Section 7 and 10, DNR stream activity, and DNR RTE;

3. Construction Supervision

- Lead all meetings during the bid process including a mandatory pre-bid construction meeting to include a site visit/walk-through;
- Conduct project oversight of construction and clean-up activities, including on-site inspection and testing as deemed appropriate by FOC/WVSRA, and to ensure compliance with plans and specifications; and
- Provide project progress reports to representatives of the project team at agreed upon intervals and attend meetings with regulatory stakeholders as needed.

Project Timeline

The Soil Sampling, Analysis, Development of Remediation Plan and Design aspects of this project must be complete by November 30, 2018. Time is of the essence and an aggressive project timeline is preferable. Ideally, Phase I construction would commence in early 2019.

Proposal Evaluation and Selection Procedure

Solicitation

The Request for Proposals is publically advertised in the Charleston Gazette-Mail and Preston County Journal on Tuesday, April 17 and Tuesday, April 24. The full RFP can be found at:

<http://www.cheat.org/recreation/trails/> and <http://www.cheat.org/?p=4611>

Evaluation

In accordance with the organization's procurement procedures, FOC will evaluate proposals to identify the firm(s) most highly qualified to perform the work. The object of the competitive process is to objectively select the firm who will provide the highest quality and service at a realistic fee. Accordingly technical qualifications and experience will be weighted heavily. The ability to complete the project in a timely manner will also be considered. The evaluation criteria shall include:

- Quality and completeness of the proposal;
- Specialized experience, technical competence, and qualifications of the firm, including:
 - a. Experience of the firm designing rail-trails, including bridge work;
 - b. Experience of the firm with developing Remedial Action Work Plans and the WVDEP Voluntary Remediation Program;

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- c. Experience of the firm with similar projects (non-profit managed rail-trail development);
- The proposed task timeline;
- Experience with the Cheat River Rail-Trail project and Preston Rail-Trail initiatives, previous;
- References of good report;
- Management and staffing capabilities (i.e., work force, work load, etc.); and,
- Location of the office in which the work will be performed.

FOC may request additional information from firms through in-person interviews. FOC will meet with the highest qualified firm to discuss a detailed scope of work, after which time the consultant will submit a price proposal. After reviewing the proposal, FOC and the preferred consultant will begin the negotiations for a contract/agreement.

Friends of the Cheat reserves the right to accept or reject any and/or all proposals.

Terms and Conditions

All proposals shall be confidential until FOC has fully executed a contract with the selected consultant. FOC and respondents shall make no additional distribution of the proposal prior to execution of the contract. Upon execution of the contract, all information disclosed by respondents pursuant to this RFP shall be open to public inspection.

FOC shall not be liable for any costs incurred by respondents in responding to this RFP, or in the provision of information pursuant to this RFP, including interviews, negotiations, and other information deemed useful or necessary by FOC in awarding and executing a contract. FOC shall not accept or reimburse any cost or charge incurred prior to FOC's execution of a contract and such cost shall not be included in any part of the cost proposal.

Ownership of all data, material, and documentation, originating and prepared for FOC pursuant to this RFP shall belong exclusively to FOC. FOC reserves the right to utilize any or all information, plans, and materials submitted in any manner, however, such utilization shall in no way create an obligation for payment by FOC to any respondent.

Only written (e-mail preferred) queries concerning this RFP shall be accepted or answered. All queries shall be sent to:

Amanda Pitzer, Executive Director
Friends of the Cheat
1343 North Preston Highway
Kingwood, WV 26537
amanda@cheat.org

Information from other FOC officials or employees is used at the respondent's own risk and FOC shall not be bound by any such information. Queries related to the preparation and submission of a response to the RFP must be received by **5:00pm, Friday, April 27, 2018.**

To ensure that all respondents have equal information, written copies of all queries and answers will be compiled and issued to all registered recipients of the RFP. These queries and answers are considered a part of the RFP and may revise or correct the original RFP.

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After the close of the query period, queries concerning the project or the RFP cannot be answered except by quoting the RFP.

FOC reserves the right and fully intends to make investigations of the proposals, qualifications, and experience of the respondents as it deems appropriate.

By submitting a proposal, the respondent certifies that this RFP was fully read and understood. The filing of a proposal in response to this RFP shall constitute an agreement of the respondent to the procedures, terms, and conditions set forth herein, except where expressly noted otherwise.

Each respondent is responsible for ensuring that all information provided in the proposal is accurate and complete in its entirety. Any misstatements of facts, misrepresentations, or errors in the proposal may, at the sole discretion of FOC, be cause for disqualification.

Notes on Scope of Work

1. Soil Sampling, Analysis, and Development of Remediation Plan

- a. FOC/WVSRA must submit soil sampling results to CSXT for review and approval to close the property sale (BAJ 11.1 – 11.67 only).
- b. FOC seeks to minimize and/or eliminate contaminate exposure to recreational trails users to protect public health and safety. However, there is no de Minimis standard for recreational use in WVDEP's Voluntary Remediation Program (VRP) (residential too stringent, industrial potentially not stringent enough). FOC will rely on the LRS to propose an appropriate strategy forward, which may or may not include use of the VRP. A Risk Assessment for recreational users is included in the report archive. A preliminary Remedial Action Work Plan is also included in the report archive.

2. Design of Cheat River Rail-Trail

- a. A professional survey of the entire site is not needed for this project, however, it may be necessary to set corners to determine exact location of endpoints adjoining Allegheny Wood Products and Cheat River Limestone properties. The use of railroad valuation maps, SAMB mapping, and other mapping sources can be used for base mapping this project.
- b. The exact permits required for construction have not been fully determined. Once permit requirements are determined, this cost may be negotiated.
- c. FOC anticipates capping (paving) the entire trail surface.
- d. FOC would like the trestle bridge to include a small observation area where users can step to the side of trail traffic to view the Cheat River. This could take the form of a cantilevered platform.
- e. It is imperative that the design is as low maintenance as possible.

3. Construction Supervision

- a. FOC staff can support certain aspects of construction supervision based on our acid mine drainage remediation project construction experience.