



**ALBRIGHT POWER STATION
DAM REMOVAL
OWNER'S TECHNICAL REPRESENTATIVE
(OTR):
REQUEST FOR QUALIFICATIONS**



Friends of the Cheat

Friends of the Cheat issues this Request for Qualifications (RFQ) to engage an Owner’s Technical Representative for the potential removal of Albright Dam. This RFQ is on an accelerated timeline, and thus concise Statement of Qualifications (SOQ) responses will be appreciated by Friends of the Cheat.

Project Background

The Albright Power Station Dam, located in Albright, West Virginia, was originally built to create a pool of water to be used by the adjacent coal-fired power plant. It is attached to the Power Plant Road Bridge. The Albright Power Station was decommissioned in 2012.

Friends of the Cheat (FOC) and other organizations, such as West Virginia Division of Natural Resources (WVDNR) and the United States Fish and Wildlife Service (USFWS) have identified the removal of the Albright Power Station Dam as a critical action to restoring the Cheat River.

The Albright Power Station Dam is one of only two barriers on the 78.3-mile-long Cheat River, and exists approximately 30 miles upstream of the Cheat River’s confluence with the Monongahela River. The other barrier, the hydropower dam on Lake Lynn (also known as Cheat Lake), is approximately 3.7 miles upstream of the Cheat River’s confluence with the Monongahela River. Removing the Albright Power Station Dam would reconnect 74.6 miles of the Cheat River main stem, and reconnect hundreds of miles of Cheat River tributaries.

Millions of dollars have been invested remediate acid mine drainage (AMD) pollution to the Lower Cheat River near Albright. FOC, state and federal agencies, and the public are now witnessing the benefits of this extensive AMD remediation: the Cheat River has been removed from the West Virginia Department of Environmental Protection’s (WVDEP) list of impaired streams and rivers for acidity, year-round circumneutral pH is recorded in the main stem, and the WVDNR, as well as local anglers, are documenting the return of acid-sensitive fish species to the Lower Cheat River from Cheat Lake, including smallmouth bass, muskellunge, and walleye. The Cheat River is also a recreational haven, boasting some of the best whitewater conditions in the eastern United States and several flatwater paddling opportunities. The dam acts as a barrier to aquatic life, reduces water quality, and is a hazard for river recreationists. Removing the Albright Power Station Dam is the next critical restoration action in FOC’s mission to restore, preserve, and promote the outstanding qualities of the Cheat River watershed.

In 2021, FOC procured a design consultant team, Inter-Fluve, Hazen & Sawyer, and Triad Engineering, to conduct and complete a feasibility study of the project, as well as a 30% design plan set, design rationale, and Opinion of Probable Cost. These documents are available for review for prospective candidates here:
https://www.dropbox.com/scl/fo/i76ppko1rr7qdtvy2nm5d/AJV9kU0kG1III_Ck2zkGcmI?rlkey=qy4l6w99khkxe9eg7l3uapxza&st=enb87uxu&dl=0.

Additionally, Triad Engineering conducted critical survey work in December 2024 necessary to advancing design further.

Now, FOC is procuring an Owner’s Technical Representative (OTR) for the project as outlined in this document, who will assist FOC in reviewing the qualifications packages and price proposals for the design and construction work items necessary to advance this project, as described in this document.

FOC has secured funding for this project through a blend of federal and private foundation grants. The OPC developed in 2023 for construction of the project is \$1.9 with an AACE Class 3 High Range (+30%) equaling \$2,498,600.

Project Objective

FOC is advertising this Request for Qualifications (RFQ) to obtain and evaluate the experience and capabilities of organizations that are interested in developing, implementing, monitoring, managing, and communicating a Scope of Work that encompasses the work items outlined below. The OTR will act as FOC’s advocate and technical expert throughout the design and construction of the project, ensuring the project aligns with the owner's specifications, budget, and schedule by overseeing technical aspects and assisting in managing the relationships with future PDB contractor, and representing the FOC’s interests with technical knowledge and expertise for the project. This procurement process will consist of a Qualification Based Selection (QBS).

Interested organizations must submit the qualification documents outlined in this RFQ by the established deadline. FOC and the review team will then evaluate the qualifications and compile a short list of the most qualified organizations, who will be asked to interview. Interviews will take place on Wednesday June 25, 2025 (virtual or in-person). While Wednesday June 25 has been reserved for interviews, FOC will consider interviews on Thursday June 26 or, if necessary, other dates that week. Hours beyond 5 PM may also be considered if needed for interviews due to the accelerated timeline of this RFQ. After the interview period, organizations will be ranked, and the top candidate will be asked to submit a Scope Of Work (SOW) for review. A contract will be negotiated with the top-ranked firm. If an agreement cannot be reached with the top ranked firm, the second-ranked firm will be asked to prepare an SOW, and so on until an agreement is reached.

Work Items

The most qualified candidate will be invited to submit a SOW to address the following suggested work items. Work items should be prioritized to best fit the needs of FOC to move the project forward from the ‘Planning’ Phase into the ‘Implementation’ Phase with the funds currently available. Work items developed in the SOW may include but are not limited to:

1. Review all existing datasets, plan sets, and documents associated with the project
2. Assist FOC in identifying the most effective procurement strategy for remaining design and construction work, including crafting/reviewing the Request for Qualifications (RFQ) Document(s); assist FOC in reviewing qualifications packages and making a selection of future Contractors
3. Assist in crafting Scope of Work, Timeline, and Milestones for future Contractor(s)
4. Review and assist FOC in approving the work of the Contractors, particularly:
 - a. Design Elements, Technical Specifications, and Plan Sets, particularly at critical intervals such as Design Milestones
 - b. Project Costs and Quality Control
 - c. Permit Applications, Responses to Permitting Agencies
 - d. Confirmation that the permit conditions are consistent with the budget, schedule, and other project conditions
5. Provide Construction Oversight services for the duration of the construction (frequency of site visits to be negotiated) of the project; review and assist FOC in approving any change orders that may arise
6. Review and assist FOC in approving As-Built documents for the project
7. Assist FOC in overall project closeout upon completion
8. Participate in, at minimum, monthly scheduled meetings and allow for flexibility for intermittent calls and communications as project issues arise.

Selection Process

FOC will use a Qualifications Based Selection (QBS) process to evaluate and select the most qualified candidate. Qualification packages will then be scored and ranked. Top candidates will be asked to interview. Based on a review of the qualification package(s) and subsequent interview(s), the most qualified candidate selected will then be asked to submit a detailed SOW for consideration by FOC. If FOC and the selected candidate develop a mutually acceptable SOW, the candidate will be retained to administer and implement the SOW. If FOC and the selected candidate cannot develop a mutually acceptable SOW, FOC may, at its discretion, begin negotiations with other qualified candidates to develop a mutually acceptable SOW. The firm(s) ultimately retained will enter into a contract with FOC on behalf of FOC. Friends of the Cheat will serve as the project manager and the facilitating organization.

Candidate Evaluation Criteria

Candidates interested in being considered for this RFQ will be evaluated based on criteria applied consistently to all respondents, such as:

- Experience, knowledge, and technical ability to provide Owner’s Technical Representative or Owner’s Advisor services
- Experience, knowledge, and technical ability in managing procurement methods that systematically allocate risk between the Owner and Contractor, including Progressive Design Build

- Experience, knowledge, and technical ability related to river restoration, dam removal projects, and water infrastructure projects, preferably in Appalachian Region
- Experience working with or on a diverse team of stakeholders, funders, legal representatives, private corporations, and federal agencies
- Responsiveness to the needs, questions, concerns, and time requirements of FOC, as well as all other interests involved with or relevant to the project
- Ability to detect errors and omissions, or inefficiencies in design or construction, address accordingly and hold contractors accountable
- Past projects/prior experience
- Project References (List at minimum three references)

Project Timeline

The timeline for this project is tentative and subject to change.

June 2025: Select and contract with successful candidate for OTR position

June 2025 – September 2025: Work Items 1-3

October 2025 – December 2027: Work Items 4-7

Ongoing: Work Item 8

Other Relevant Information

Other relevant information regarding the Albright Power Station Dam Removal Project is available at the Friends of the Cheat website: <https://cheat.org/aquatic-organism-passage/>

Minimal Requirements for a Statement of Qualifications:

Please submit an executive summary of no more than 15 pages that contains information about the lead organization, project team, project experience, project capabilities and your approach to working with FOC as the Owner’s Technical Representative to the Albright Power Station Dam Removal Project, as outlined below. At least one member of the team is required to hold a valid Professional Engineer license for the State of West Virginia. Due to the accelerated timeline of this RFQ, concise responses are appreciated.

STATEMENT OF QUALIFICATIONS MUST INCLUDE:

1.0 Introduction To Lead Organization

- 1.1 Basic information (name, primary contact, address, and phone number, email address, web page address). Provide a summary of the organization’s vision, mission, goals, objectives, safety record, and most recent financial report overview.
- 1.2 History of lead organization

2.0 Project Team

- 2.1 Partnering organizations. A list and description of all organizations, groups or institutions to be involved in the project, including complete contact information for each and a summary of how the capabilities of the lead and partnering organizations will respond to the goals, objectives and work items to be addressed by the Albright Power Station Dam Project SOW.
- 2.2 Organizational accountability. The name, qualifications, and geographical location of the designated project manager and key personnel. Attach complete resumes for key personnel (excluded from the 15 page maximum), including years of experience, professional licenses and a description of how the experience of personnel relates to this project. Identify if any staff comprising the project team will have a local presence during the duration of the project. Identify how changes to team would be managed over the duration of the project.

3.0 Project Experience

- 3.1 Project references. Provide detailed information about prior projects or work that best reflect the capabilities of the lead organization and project team and are similar to the characteristics and complexities of this project. The information should enable the IT to assess the technical and management capabilities of the applicant to address the work items identified in this RFQ. This section can also include “lessons learned” from other projects.

4.0 Project Understanding

- 4.1 Narrative which summarizes:
 - (A) The capabilities of the participating organizations in relation to the requirements of the project;
 - (B) How the organization will approach this project and identify main tasks relative to each work item;
 - (C) How the organization will collaborate with FOC and other active partners to assure efficient and effective communication and utilization of existing data and resources; and
 - (D) The organization’s comprehension of the scope, conduct and management philosophy of the project.

5.0 Project Management

- 5.1 Narrative which summarizes:
 - (A) The management approach;
 - (B) Management and accountability with and among team members;
 - (C) Internal Processes for Data and Design Review (QAQC, QAPPs, etc.);
 - (D) Cost management and control processes. Include a rate sheet of applicable staff and/or positions that will be assigned to the project team;
 - (E) Schedule management and technique to meet the project timeline outlined in this RFQ;

- (F) Quality control in all elements of the project;
- (G) Coordination with affected local units of government, including permitting, planning and other functions;
- (H) Ability to assist in procurement and management of construction companies, manage large scale construction projects, and assist in procurement and management of other contractual or sub-contractual work while working with input from and communicating with an implementation team or non-profit organization.

6.0 References

Provide the name and contact information for at least three client references in the past 1-5 years that are relevant to the scope and magnitude of this project.

Evaluation Criteria

SOQ packages will be scored and ranked by multiple reviewers whose scores will be totaled for a final score. There are 105 total points available. Each criteria will be scored from 1 – 5:

- 1 = Response is seriously deficient
- 2 = Response has some deficiencies that must be addressed
- 3 = Response meets basic requirements of the RFQ
- 4 - Response meets or exceeds basic requirements of the RFQ
- 5= Response exceeds basic requirements of the RFQ in all areas

The Evaluation Criteria is as follows:

1. Introduction to Lead Organization (5 points, no weight on score).
 - *Provide information on the lead firm of your project team, including a summary of the firm's history, mission, goals, safety record & most current financial report overview.*
2. Project Team (15 points)
 - *What staff/firms will comprise your project team and will you have a local presence? (10 points, scores weighted by 2.0)*
 - *If changes to your team are needed during the project, what steps will you take to ensure a smooth transition and efficient working relationship with FOC? (5 pts)*
3. Project Experience (35 points)

- *Experience related providing Owner’s Technical Representative or Owner’s Advisor services with regard to road, bridge, and dam infrastructure projects (10 points, scores weighted by 2.0)*
- *Experience regarding oversight of dam removal over last 10 years (10 points, scores weighted by 2.0)*
- *Experience in reviewing or overseeing design and construction work involving stream morphology dynamics and river channel restoration practices (5 points)*
- *Experience in reviewing applications/apply for and acquiring local, state, and federal environmental permits, and experience with permits required by the National Environmental Policy Act (5 points)*
- *Experience in reviewing sediment management plans relative to United States Army Corps of Engineers, West Virginia Department of Environmental Protection, and National Pollution Discharge Elimination System (NPDES) permit requirements (5 points)*

4. Project Understanding (20 points)

- *How will the team approach this project? What are the main tasks relative to each Work Item? (10 points, scores weighted by 2.0)*
- *How will the Owner’s Technical Representative work in tandem with FOC, contractors, landowners, project partners, agencies, and funders (10 points, scores weighted by 2.0)*

5. Project Management (20 points)

- Is the management of the project and project team clearly defined? (5 points)
- What is the firm’s process for review of design and data collection for this project? (5 points)
- How will the team ensure cost control and manage change orders? (5 points)
- Does the firm have direct experience in 100% or daily construction oversight? (5 points)

6. References (10 points)

- *Please provide the names and contact information for at least three recent (past 1-5 years) client references for the Owner’s Technical Representative position that are relevant to the scope and magnitude of this project (10 points, scores weighted by 2.0)*

Submission Details

Please limit responses to one digital copy of the organization’s Statement of Qualifications (SOQ) as outlined above, (font size no less than 11 point, with one-inch margins at top, bottom and sides). The digital copy **must** be in pdf format and **must** be submitted via email to Madison Ball, Conservation Program Director with FOC, using the following address: madison@cheat.org

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and a subject line “Albright Power Station Dam Removal OTR SOQ Submittal [organization name].” For file sizes larger than 20 MB, submittals must be posted to an ftp site with a confirmation message sent via email to the above address that contains access information and the above-described subject line. **Submissions are due Friday, June 20 by 4:00 pm EST.** Late or incomplete SOQ packages will not be considered.

Selection Schedule

Friday May 30 2025 -- Release RFQ

Friday June 20, 2025- Statement of Qualifications Submissions Due to FOC by 4:00 pm EST (see details above).

Tuesday June 24, 2025 (by 4PM) - Short listed firms will be notified.

Wednesday June 25, 2025–Interviews with shortlisted firms (in-person or virtual). Interview schedule to be coordinated with shortlisted firms.

Friday June 27, 2025 – FOC selects top candidate to submit a detailed SOW for consideration.

Monday June 30, 2025 – FOC and top candidate negotiate SOW and, if agreed upon, contract/agreement finalized. If no mutual agreement ensues, FOC approaches next most qualified candidate to submit a SOW.

Wednesday July 2, 2025 – Anticipated public announcement of selection.