

# MEMO

To: Prospective Bidders

From: Community Development Authority of the City of Racine

Date: November 2020

Subject: Request for Bid – Soil Remediation Services, Water Street Redevelopment Properties located at 712, 900, and 1010 Water Street and 615 Marquette Street in Racine, Wisconsin

The Community Development Authority of the City of Racine (CDA) is issuing this Request for Bid (RFB) to perform soil remediation services at the Water Street Redevelopment Properties. The Water Street Redevelopment Properties are located at 712, 900, and 1010 Water Street, Racine, Wisconsin (collectively the “Water Street Properties”) and 615 Marquette Street, Racine, Wisconsin. These soil remediation services are being conducted under an United States Environmental Protection Agency (USEPA) Brownfields Cleanup Grant, which was awarded to the CDA in May 2020. The following sections describe the project overview, scope of this RFB, schedule, and bid requirements.

## PROJECT OVERVIEW

The Water Street Redevelopment Properties (the “Sites”) are currently vacant and the majority of the site surfaces are covered with a layer of crushed concrete. The Sites are located in the south ½ of the southwest ¼ and the south ½ of the southeast ¼ of Section 9, Township 3N, Range 23E. The Sites comprise a total of 14.9 acres for the Water Street Properties and 2.18 acres for the 615 Marquette Street property. The Sites were historically used for industrial operations, and the former site structures were demolished in 2018/2019.

The Sites have been contaminated by historical releases associated with the former operations. Petroleum volatile organic compounds (PVOCs), chlorinated volatile organic compounds (CVOCs), polycyclic aromatic hydrocarbons (PAHs), and/or select metals (i.e. arsenic, lead) impacts to soil and groundwater have been identified at the Sites. CVOOC and PVOC impacted soils are present in isolated areas of the Sites, likely associated with former underground or aboveground storage tanks or historical surface releases and extend to depths ranging from approximately 3 to 7 feet below ground surface (bgs).

The Sites have been the subject of subsurface investigations since as early as 2005. The Wisconsin Department of Natural Resources (WDNR) has assigned Bureau of Remediation and Redevelopment Tracking System (BRRTS) case file numbers 02-52-563617, 02-52-563619, 02-52-563620, and 02-52-543869 to the properties. Upon completion of remedial site work, the CDA plans to market the sites for future mixed use (commercial and/or residential) development. Based on a review of various remedial

alternatives, the selected remedial actions for the Sites include the limited excavation of source area soils for off-site disposal.

The selected remediation contractor will employ an excavator to excavate the impacted soils from the designated excavation areas on the Sites. The excavated soils will be directly loaded into haul trucks for off-site disposal at an approved licensed landfill. The proposed license landfill nearest to the Site is Kestrel Hawk Recycling and Disposal Facility (RDF) located in Racine, Wisconsin. The excavations will be backfilled to grade with clean clay, which is available on-site. Additional remediation contractor support activities are described in detail below. Construction drawings and specifications for the Water Street Properties are included as Attachment 1, and construction drawings and specifications for the 615 Marquette Street property are included as Attachment 2.

### **SCOPE OF REQUEST FOR BID**

The scope of work in this RFB to be performed by the selector contractor is summarized as follows. It is noted that some of the bid items are divided into two parts – one for each Site. It is anticipated that the work will be conducted at both the Water Street Properties and the 615 Marquette Street Property in one mobilization.

#### **Item 1: Job Preparation and Health & Safety**

The selected contractor and its subcontractors shall conform to all Occupational Safety and Health Administration (OSHA) rules and requirements, including, but not limited to, Title 29 Code of Federal Regulations (CFR) 1910.120 “Hazardous Waste Operations and Emergency Response”. The contractor shall prepare a Health and Safety Plan (HASP) covering its workers safety for the tasks described herein, and this HASP shall be incorporated into your bid. Any costs associated with job preparation and project management throughout the duration of the work activities shall also be included in this bid item.

#### **Item 2: Mobilization of Equipment and Personnel to Site**

This bid item shall include the cost to mobilize all necessary equipment and personnel to the Sites in order to conduct the work activities described in this RFB.

#### **Item 3: Soil Erosion and Sediment Control Measures**

Soil erosion and sediment control measures shall be implemented as necessary to prevent runoff, tracking, or loss of soil materials by water or mechanical action from disturbed portions of the Sites. The soil erosion and sediment controls shall consist of a silt fence installed along a portion of the 615 Marquette Street property perimeter where drainage from areas of higher elevation to lower elevation is anticipated to occur. The contractor shall establish and maintain the erosion control measures until all excavations have been backfilled and the final surface materials placed over the excavations. It is estimated that approximately 80 feet of silt fence will be required in the southeastern portion of the 615 Marquette Street property, and the location of the silt fence is shown on Drawing 2 of Attachment 2.

#### **Item 4: Temporary Construction Fencing**

In order to secure the work area, the existing perimeter fence will be removed in the vicinity of the excavation areas on the 615 Marquette Street property, as the existing fence location is above the proposed excavations. A temporary chain link fence will be installed to the east of the planned

excavations in order to secure the work area from bystanders and/or pedestrians. The temporary fence will be approximately 6 feet high and will be secured in-place using sandbags placed on each of the pole bases. The temporary fencing will be removed, and the site perimeter fencing replaced following the completion of site restoration. The location and layout of the temporary construction fencing (estimated 140 linear feet [L.F.]) are shown on Drawing 2 of Attachment 2.

#### **Item 5: Excavation, Loading, and Transportation of Impacted Soils**

The bid shall include a line item for excavation, loading, and transportation of impacted soils, with one bid price per Site. [A separate bid price for potential additional soil excavations shall also be included.](#) Prior to commencing each excavation, the selected contractor will remove any surface covering (i.e. crushed concrete or topsoil) and stage the removed materials on-site for reuse as the final surface coverings.

For the Water Street Properties, three excavation areas are planned. The soil excavation locations, depths, and quantities are shown on Drawings 3A and 3B in Attachment 1. The contractor shall conduct the excavation work in a method that minimizes odor and fugitive dust and shall protect the excavation if left unattended or overnight. The extent of each excavation will be determined in the field by a representative from Ramboll US Consulting, Inc. (formerly known as Ramboll US Corporation; "Ramboll") (Engineer), and the excavation extents will be based on field indicators, such as visual or olfactory evidence of impacts and field screening utilizing a 10.6-electron volt (eV) photoionization detector (PID). The excavated soils will be directly loaded into haul trucks for off-site disposal, and a total of 740 tons of impacted soil are anticipated to be excavated from the Water Street Properties.

For the 615 Marquette Street property, four excavation areas are planned. The soil excavation locations, depths, and quantities are shown on Drawings 3A and 3B in Attachment 2. The extent of each excavation will be documented in the field by a representative from Ramboll (Engineer). The excavated soils will be directly loaded into haul trucks for off-site disposal, and a total of 390 tons of impacted soil are anticipated to be excavated from the 615 Marquette Street Property.

All excavated soils shall be hauled with proper shipping documentation or waste manifests provided by the landfill. A total of 1,130 tons of impacted soil (740 tons from the Water Street Properties and 390 tons from the 615 Marquette Street Property) is anticipated to be hauled to Republic Services Kestrel Hawk Recycling and Disposal Facility (RDF) in Racine, Wisconsin for disposal. The excavated material must be covered prior to leaving the site, and the contractor shall maintain roadways free of debris. For each excavation, the contractor shall assist Ramboll with the collection of excavation sidewall and excavation bottom confirmation samples utilizing the contractor's excavation equipment.

#### **Item 6: Disposal of Excavated Soils at Kestrel Hawk RDF**

Disposal costs for excavated soils should also be included in the bid, with a separate bid price for each Site [and with a separate bid price for potential additional soil disposal.](#) The excavated soils shall be disposed of at Republic Services Kestrel Hawk RDF in Racine, Wisconsin. Waste characterization, profiling, and manifesting will be completed by Ramboll. It is estimated that 1,130 tons of impacted soil will be disposed off-site, with an estimated 740 tons of impacted soil from the Water Street Properties and 390 tons of impacted soil from the 615 Marquette Street Property. For these estimates, a conversion factor of 1.6 tons per cubic yard was used. The actual soil weights will be determined using

truck scale tickets issued by the landfill. The contractor shall provide all completed waste manifests and truck scale tickets to Ramboll within three days after demobilization from the Sites.

**Item 7: Backfill and Compaction with Approved Clean Soil (Clean Soil will be provided by the CDA)**

Following completion of each excavation and the collection of the necessary confirmation samples, the excavations will be backfilled. The bid shall include a separate bid price for each Site for the backfill and compaction of the excavations. [A separate bid price shall also be included for potential additional backfill and compaction.](#) For the excavations on the Water Street Properties (Attachment 1), these excavations will be backfilled with clean clay to approximately one (1) foot bgs. The remaining excavation volume will be backfilled with crushed concrete that was removed prior to the excavations. The excavation backfill details for the Water Street Properties are shown on Drawing 4 in Attachment 1.

For the excavations on the 615 Marquette Street property (Attachment 2), these excavations will be backfilled with clean clay to approximately one-half to one foot bgs, as specified. The remaining excavation volume will be backfilled with crushed concrete or topsoil as specified in Attachment 2. The excavation backfill details for the 615 Marquette Street property are shown on Drawing 4 in Attachment 2.

The clean backfill materials will be provided by the CDA and shall be free of waste or other deleterious materials. The excavation backfill shall be placed and compacted in layers no greater than 12 inches compacted depth.

**Item 8: Site Restoration and Decontamination**

After completion of the excavation backfilling, the selected contract shall grade the disturbed site surfaces to match the surrounding area and to provide uniform runoff of surface water. For those excavations on the 615 Marquette Street property that require topsoil as the final surface covering (see Drawing 5, Attachment 2), the topsoil shall be seeded, and a straw mulch or equivalent shall be placed over the disturbed area.

Following the restoration of the site surfaces, the erosion controls shall be removed. The removal of the temporary construction fencing shall also be completed, and the permanent perimeter site fencing shall be replaced to secure the 615 Marquette Street property. Decontamination of equipment shall be completed using dry decontamination methods to remove all soil and debris from excavation equipment or other equipment and tools prior to demobilization from the Sites.

**Item 9: Demobilization, Site Cleanup, and Project Closeout**

The bid shall also include a line item for demobilization of all equipment from the Sites, cleanup of the Sites, removal of any general refuse generated during the remedial activities, and contract closeout.

**SCHEDULE**

During the work activities, no work shall be conducted between 5:00 P.M. and 7:00 A.M., and no work may be completed on Saturdays, Sundays, or legal holidays without written permission from the CDA. Emergency work may be completed without prior permission.

The CDA intends to complete these soil remediation activities in Fall 2020. As part of your firm's bid and if awarded the work as the selected contractor, a commitment from your firm to complete the excavations before December 15, 2020 is requested.

#### **BID REQUIREMENTS**

Bidders shall submit questions on this RFB to Monica Santos (City of Racine) at any time during the bid period. All questions shall be submitted electronically:

Monica Santos  
City of Racine  
Email: [monica.santos@cityofracine.org](mailto:monica.santos@cityofracine.org)

Bids shall be submitted by electronic means (via email or facsimile) by the date and time listed in the Official Bid Notice published by the City of Racine.

#### **Attachments:**

- Attachment 1 – Plan Drawings and Specifications, Water Street Properties
- Attachment 2 – Plan Drawings and Specifications, 615 Marquette Street Property
- Attachment 3 – Bid Form
- Attachment 4 – City of Racine Davis-Bacon Wage Documentation

## **ATTACHMENT 1**

### **Plan Drawings And Specifications – Water Street Properties**

## **ATTACHMENT 2**

### **Plan Drawings And Specifications – 615 Marquette Street Property**

## **ATTACHMENT 3**

**Bid Form (to be completed by Bidder)**



## Attachment 3

## Water Street Redevelopment Properties

**712, 900, and 1010 Water Street and 615 Marquette Street, Racine, Wisconsin**

Item No.	Estimated Quantity	Brief Description Unit or Lump Sum Price (in Words)	Water Street Properties Total Price (in Figures)	615 Marquette Street Total Price (in Figures)
1	Lump Sum	Job Preparation and Health & Safety (split evenly between Water Street Properties and 615 Marquette Street Property)  _____ Dollars Lump Sum	\$ _____ Bid Item W-1 Total	\$ _____ Bid Item M-1 Total
2	Lump Sum	Mobilization of Equipment and Personnel to Sites (split evenly between Water Street Properties and 615 Marquette Street Property)  _____ Dollars Lump Sum	\$ _____ Bid Item W-2 Total	\$ _____ Bid Item M-2 Total
3	Lump Sum	Soil Erosion and Sediment Control Measures – install silt fence and erosion controls at 615 Marquette Street Property  _____ Dollars Lump Sum		\$ _____ Bid Item M-3 Total
4	140 L.F.	Temporary Construction Fencing – provide and setup 140 L.F. of temporary construction fencing at 615 Marquette Street Property  _____ Dollars per Linear Foot		\$ _____ Bid Item M-4 Total

**Attachment 3**  
**Water Street Redevelopment Properties**  
**712, 900, and 1010 Water Street and 615 Marquette Street, Racine, Wisconsin**

Item No.	Estimated Quantity	Brief Description Unit or Lump Sum Price (in Words)	Water Street Properties Total Price (in Figures)	615 Marquette Street Total Price (in Figures)
5a	1,130 Tons	Excavation, Loading, and Transportation of Impacted Soil from Water Street Properties (740 Tons) and from 615 Marquette Street Property (390 Tons) to Republic Services Kestrel Hawk Recycling and Disposal Facility in Racine, Wisconsin  _____ _____ Dollars per Ton	\$ _____ Bid Item W-5a Total	\$ _____ Bid Item M-5a Total
5b	150 Tons	Potential Additional Excavation: Excavation, Loading, and Transportation of Impacted Soil from Water Street Properties (110 Tons) and from 615 Marquette Street Property (40 Tons) to Republic Services Kestrel Hawk Recycling and Disposal Facility in Racine, Wisconsin  _____ _____ Dollars per Ton	\$ _____ Bid Item W-5b Total	\$ _____ Bid Item M-5b Total
6a	1,130 Tons	Disposal Costs for Impacted Soil from Water Street Properties (740 Tons) and from 615 Marquette Street Property (390 Tons) at Republic Services Kestrel Hawk Recycling and Disposal Facility in Racine, Wisconsin, including all applicable taxes and tipping fees  _____ _____ Dollars per Ton	\$ _____ Bid Item W-6a Total	\$ _____ Bid Item M-6a Total

## Attachment 3

## Water Street Redevelopment Properties

**712, 900, and 1010 Water Street and 615 Marquette Street, Racine, Wisconsin**

Item No.	Estimated Quantity	Brief Description Unit or Lump Sum Price (in Words)	Water Street Properties Total Price (in Figures)	615 Marquette Street Total Price (in Figures)
6b	150 Tons	<u>Potential Additional Excavation:</u> Disposal Costs for Impacted Soil from Water Street Properties (110 Tons) and from 615 Marquette Street Property (40 Tons) at Republic Services Kestrel Hawk Recycling and Disposal Facility in Racine, Wisconsin, including all applicable taxes and tipping fees   _____ Dollars per Ton	\$ _____ Bid Item W-6b Total	\$ _____ Bid Item M-6b Total
7a	1,130 Tons	Backfill and Compaction With Approved Clean Soils (Clean Soils will be provided by the CDA) for Water Street Properties (740 Tons) and 615 Marquette Street Property (390 Tons)   _____ Dollars per Ton	\$ _____ Bid Item W-7a Total	\$ _____ Bid Item M-7a Total
7b	150 Tons	<u>Potential Additional Excavation:</u> Backfill and Compaction With Approved Clean Soils (Clean Soils will be provided by the CDA) for Water Street Properties (110 Tons) and 615 Marquette Street Property (40 Tons)   _____ Dollars per Ton	\$ _____ Bid Item W-7b Total	\$ _____ Bid Item M-7b Total
8	Lump Sum	Site Restoration and Decontamination (split evenly between Water Street Properties and 615 Marquette Street Property)   _____ Dollars Lump Sum	\$ _____ Bid Item W-8 Total	\$ _____ Bid Item M-8 Total

**Attachment 3**  
**Water Street Redevelopment Properties**  
**712, 900, and 1010 Water Street and 615 Marquette Street, Racine, Wisconsin**

Item No.	Estimated Quantity	Brief Description Unit or Lump Sum Price (in Words)	Water Street Properties Total Price (in Figures)	615 Marquette Street Total Price (in Figures)
9	Lump Sum	Demobilization, Site Cleanup, and Project Closeout (split evenly between Water Street Properties and 615 Marquette Street Property)  <div style="border-bottom: 1px solid black; width: 100%;"></div> <div style="border-bottom: 1px solid black; width: 100%;"></div> Dollars Lump Sum	\$ <div style="border-bottom: 1px solid black; width: 100%;"></div> Bid Item W-9 Total	\$ <div style="border-bottom: 1px solid black; width: 100%;"></div> Bid Item M-9 Total
<b>TOTAL ITEMS 1 THROUGH 9 BASE BID</b>			\$ <div style="border-bottom: 1px solid black; width: 100%;"></div> Bid Total Items W-1 to W-9	\$ <div style="border-bottom: 1px solid black; width: 100%;"></div> Bid Total Items M-1 to M-9

## **ATTACHMENT 4**

### **City of Racine Davis-Bacon Wage Documentation**