

**REQUEST FOR QUALIFICATIONS
PROFESSIONAL SERVICES
for
PHASE II ENVIRONMENTAL SITE ASSESSMENT
FORMER SEIBERLING INDUSTRIAL PROPERTY**

1. Project Title: Phase II – Environmental Site Assessment
Former Seiberling Industrial Property, 345 15th Street NW,
Barberton, Ohio 44203
2. Issuing Agency: City of Barberton, Ohio
3. Contact Person: Diane Sheridan, Planning Director
City of Barberton
Phone: 330.848.6729
Fax: 330.848.6649
Email: dsheridan@cityofbarberton.com
4. Proposal Due: **February 3, 2012
12:00 PM Local Time.**
5. Questions: All questions must be received by the Barberton Planning
Department no later than 3:00 PM, January 27, 2012.
Responses to questions will be issued no later than January
30, 2012. Potential bidders should reply with their primary
contact e-mail address to: Diane Sheridan at:
dsheridan@cityofbarberton.com as soon as they know
they will be bidding on the project, so that a distribution list
for responses to questions can be generated in advance.
The subject line of all e-mails should read: **Former
Seiberling Industrial Property.**
6. Submit Qualifications To: Barberton Planning Department
Diane Sheridan, Planning Director
576 W. Park Avenue
Barberton, Ohio 44203
7. Required Submittal: Six (6) paper and one electronic copy in PDF format
on CD submitted in an envelope sealed and marked
“RFQ for Phase II: Former Seiberling Industrial
Property”.

REQUEST

The City of Barberton is requesting *Statements of Qualifications* from professional engineering and environmental consulting firms to conduct and prepare a Phase II Environmental Site Assessment required for the Former Seiberling Industrial Property located at 345 15th Street NW, Barberton, Ohio 44203. The Phase II will be funded through one Clean Ohio Assistance Fund Assessment grant received by the City of Barberton. The City will select one firm pursuant to Sections 153.65 through 153.71 of the Ohio Revised Code. Work shall be performed in accordance with the guidelines of the Clean Ohio Revitalization Fund and Ohio Voluntary Action Program.

BACKGROUND

The City of Barberton has requested a grant from the Clean Ohio Assistance Fund for an Ohio Voluntary Action Program (VAP) compliant Phase II Site Assessment on the Former Seiberling Industrial Property located at 345 15th Street NW, Barberton, Ohio. The Property consists of four parcels of land (Summit County Parcels 01.03470, 01.03473, 01.03489 and part of 01.03490) totaling ~28 acres in size and is currently owned B&C Corporation.

Historical documentation indicates that the Property was first used as an industrial facility since the early 1910s. The majority of the Property was originally used to produce rubber products under the ownership of United Rubber, Aladdin Rubber, Portage Rubber, Seiberling Rubber and Firestone. The facility switched to aluminum machining and storage in the 1980s when the facility was occupied by B&C Corporation and B&C Industries.

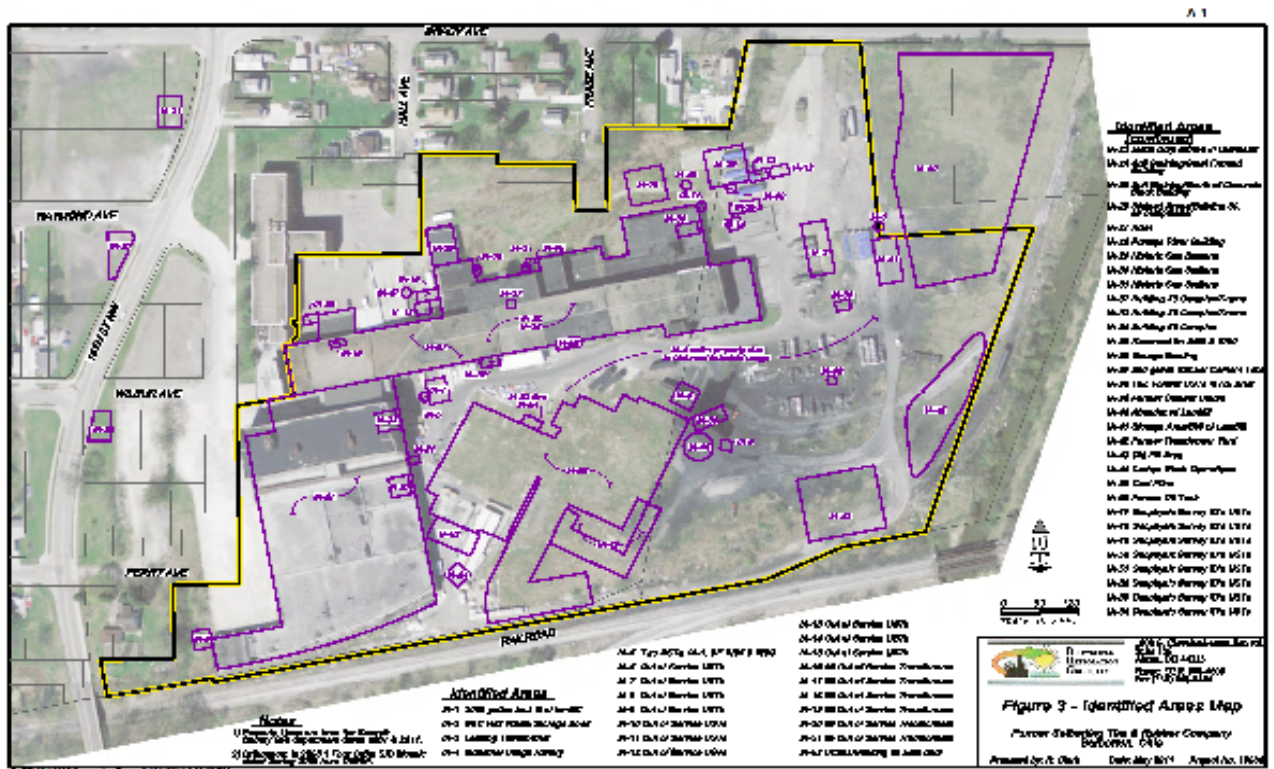
The Property has remained primarily vacant since operations ceased at B&C Industries in 2007. The historic operations left behind possible contaminants which need to be assessed and possibly removed prior to reoccupying the land. Continental Carbon occupies approximately 10,000 feet of the southern industrial buildings and the on-site carbon black silo. The lease for this company expires September 30, 2012.

In 1990, a Screening Site Inspection (SSI) was performed by USEPA contractor Ecology and Environment. Nine surface soil samples (<2 feet below grade) were taken at possible contaminated areas on the Property. The samples were tested for Volatile Organic Contents (VOCs), Semi-Volatile Organic Contents (SVOCs), pesticides, Polychlorinated Biphenyls (PCBs), metals, and cyanides. One sample (S-3) collected in the off-site industrial landfill area (northeast corner of Property) had an arsenic level of 127 mg/kg (VAP commercial and industrial land use generic direct-contact soil standard is 82 mg/kg). The remaining eight samples were all below direct contact soil standards.

No other known sampling activities have occurred on the Property.

The Property is zoned Medium Industrial (I-2). The economic reuse of this Brownfield is a priority for the City of Barberton and the owner of the Property. The first step to reuse is the environmental assessment, followed by remediation with minimal demolition. The Property is adjacent to the 1.7114 acre Seiberling Office Property.

The Phase I Property Assessment has recommended a Phase II Property Assessment be performed in order to evaluate the following identified areas:



An electronic copy of the Clean Ohio Assistance Fund Phase II Assessment Application is available for public review on www.cityofbarberton.com under *Bids/Legal Notices/RFP* then under Planning Department.

SCOPE OF SERVICES

The services to be provided shall include the following items, but shall not be limited to those items.

The consultant shall conduct investigations and studies necessary to prepare a Phase II Environmental Site Assessments of the Property consistent with the Clean Ohio Assistance Fund Grant application award.

REQUIRED MINIMUM QUALIFICATION

Individuals or Firms with an Ohio Environmental Protection Agency (OEPA) Voluntary Action Program (VAP) Certified Professional (CP) on staff, who meet the qualifications under Ohio Administrative Code 3745-300-05 and have a current certificate issued by the Director of the Ohio EPA, and who have documented prior work experience with the State of Ohio's VAP (Ohio Revised Code 3746 and the rules promulgated thereunder) may submit. The firm may not subcontract or partner with other firms for personnel with qualifications and experience. To be evaluated for consideration under this RFQ the Required Minimum Qualifications are mandatory.

Tentative Timeline

January 13, 2012	Announcement of Request for Qualifications
February 3, 2012	Submissions due by 12:00 PM
February 10, 2012	Barberton Brownfield Committee reviews submissions, recommends consulting firm to City Council.

USE OF SUB-CONSULTANTS

Other than the Required Minimum Qualifications listed above, the City recognizes the project may require specialized expertise. Any outside firm proposed for this project shall be listed in the *Statement of Qualifications* as part of the project team, and their role on the project shall be clearly stated. The consulting firm selected for this project shall direct and coordinate the activities of the sub-consultants. As stated above, the firm may not subcontract for Certified Professional Services.

QUESTIONS

Questions concerning any aspect of this RFQ may only be submitted via electronic mail to Diane Sheridan, Planning Director at: dsheridan@cityofbarberton.com. The subject line of all communications should read: Former Seiberling Industrial Project.

All questions must be received by the City no later than 3:00 PM, January 27, 2012. Potential bidders should reply with their primary contact e-mail address to Diane Sheridan at dsheridan@cityofbarberton.com as soon as they know they will be bidding on the project so that a distribution list for responses to questions can be generated in advance.

REQUIREMENTS FOR STATEMENT OF QUALIFICATIONS AND REQUESTED FORMAT

The following Statement of Qualifications (SOQ) information is required in the order listed below. Each SOQ should be submitted on letter-size (8.5" x 11") paper, with typing on both sides, each page numbered. Applicants who do not follow these guidelines or do not provide comprehensive information will not be considered.

Beyond the required minimum qualifications, the Primary Criteria for evaluating the Statement of Qualifications are:

I. Firm Identification and Background Information

1. Firm's name, email address, business postal address, contact name, telephone and fax numbers. Identify Certified Professional identified for the project.
2. Federal I.D. number
3. Ohio Tax I.D. number
4. The firm's legal formation (e.g. corporation, sole proprietor, etc.) and state of incorporation, if applicable.

II. Qualifications and Experience of the Firm

1. Provide a concise history of the firm, its main partners/officers and largest shareholder.
2. Provide a detailed list of similar Phase II Clean Ohio Assistance Fund grant projects and Ohio VAP Phase II projects completed by the firm in the previous five years. Include project dates, project titles, community located, employees involved and original estimated and final costs. Please limit project summaries to two pages each and no more than 5 similar projects.
3. Include a description of the firm's resources, including staff, equipment and capital available for project use and deployment. Detail efforts made on previous projects to control costs.
4. Demonstrate experience in remediation consulting and detail Ohio VAP cleanup project experience where the CP/firm has successfully completed No Further Action Letters and obtained a Covenant Not to Sue in the last 3 years. Please limit project summaries to 2 pages each, no more than 5 similar projects.
5. Demonstrate experience in public outreach and grant writing on Brownfield projects.

6. Detail previous experience in providing service to the City of Barberton.

III. Personnel

1. Identify the Certified Professional and Project Manager (if different) who will be assigned to the project under contract.
2. Provide a description of the firm's personnel with the qualifications necessary to complete the work in the contract program. The firm may not subcontract or partner with other firms for personnel with qualifications and experience. Include personnel name, title, years of experience, education, billable rate and the number and title of projects assigned to the individual in the last three years.
3. Supply resumes of personnel including the Certified Professional, who will be key to the success of the project. Please provide eight (8) or fewer resumes.

IV. References

1. Include two (2) clients for whom the firm has provided Ohio VAP Phase II Assessment and/or remediation consulting in the past two years. Provide the name and e-mail address of a contact for each client and a brief description of the services provided.

V. Required Attachments

1. Certified Professional's name and certificate number
2. Current certificate of professional liability, malpractice and errors and omissions insurance (If awarded must name the City of Barberton as an additional insured)
3. Current certificate of general liability insurance

Request for Qualifications Submission Deadline:

In order to be considered for this contract, prospective firms or individuals must submit six (6) hard copies and (1) electronic copy on CD in PDF form of the Request for Qualifications to by 12:00 p.m. on February 3, 2012.

AWARD OF THE PROFESIONAL SERVICES CONTRACT

The City of Barberton Brownfield Committee will rank the firms based upon the information contained in the *Statement of Qualifications* submitted and according to the Evaluation Form located at the end of this document. The City may, at its option, interview those consulting firms determined to be deemed the most qualified to further explore the firm's *Statement of Qualifications* before making a final selection.

The City intends to award one contract for all necessary services through the bidding process. However, the City reserves the right to cancel or otherwise modify the scope of services at any at time after the completion of Phase II Assessment. **The City's selection of the most qualified firm is final and not subject to appeal.**

Evaluation Form for Statement of Qualifications

Name of Project: Former Seiberling Industrial Property Phase II Assessment RFQ

Name of Individual/Firm: _____

Name of Evaluators: _____

Criteria **Rating (1-5)**

Firm and/or individual qualifications

Firm's background and experience on similar projects

Experience of firm's current personnel on similar projects

Capacity to perform work

Availability to meet schedule

Client References

Ability to controlling costs/meeting budgets

Previous experience with Barberton projects

Previous COA Phase II Experience

Previous Public Involvement with the City of Barberton

Additional comments:

Total Score

Rating: 1=Poor, 2=Fair, 3=Good, 4=Excellent, 5=Superior